



BARRINGTON PLANNING BOARD MEETING

As Chair of the Barrington Planning Board, due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically. Please note that there is no physical location to observe and listen contemporaneously to the meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, this is to confirm that we are: We are utilizing the Microsoft Team for this electronic meeting. All members of the Board have the ability to communicate contemporaneously during this meeting through the Microsoft Team, and the public has access to contemporaneously listen and, if necessary, participate in the meeting through dialing the following phone #603-664-0240 and Conference ID: 802882390#

Call 603-664-0182 or email: birvine@barrington.nh.gov

MEETING MINUTES NOTE: THESE ARE SUMMARY ACTION MINUTES ONLY. A COMPLETE COPY OF THE MEETING AUDIO IS AVAILABLE AT THE LAND USE DEPARTMENT.

(Approved August 18, 2020)

Tuesday August 4, 2020
6:30 p.m.

ROLL CALL

Roll Call Vote

J. Jennison-Yay
J. Brann-Yay
A. Knapp-Yay
D. Massucci-Yay

Members Present

James Jennison, Chair
Jeff Brann, Vice Chair
Donna Massucci
Andy Knapp ex- officio

Members Absent

Steve Diamond
Ron Allard

Town Planner: Marcia Gasses
Code Enforcement Officer: John Huckins

[Barrington Planning Board Meeting Minutes/bi](#)
[August 4, 2020/ pg. 1 of 7](#)

Staff: Barbara Irvine

IF POWER OUTAGE SET A DATE TO CONTINUE THE MEETING

The Board agreed to move the meeting to August 18, 2020 at 6:30 p.m. if the power should go out. Vote 4/0

Roll Call:

J. Brann-Yay

A. Knapp-Yay

D. Massucci-Yay

J. Jennison-Yay

MINUTES REVIEW AND APPROVAL

1. Approval of July 7, 2020 meeting minutes.

Minutes were moved to the August 18, 2020 meeting.

ACTION ITEM CONTINUED FROM JUNE 2, 2020

2. **7. 121-28-GR-20-SR (Owner: Mr. Todd Green-Barrington Shores, LLC)** Request by applicant for expansion of 28 seasonal camp sites and waiver at 7 Barrington Shores Drive (Map 121, Lot 28) in the General Residential Zoning District. BY: Tobin Farewell, Farwell Engineering Services, LLC; 265 Wadleigh Falls Road; Lee, NH 03861.

J. Jennison gave a brief description of the application.

Ray Bisson from Stonewall Surveying represented applicant Mr. Todd Green from Barrington Shores LLC and asked the Board to continue until October 20, 2020.

A motion was made by J. Brann and seconded by A. Knapp to continue the application until October 20, 2020.

Vote 4/0

Roll Call:

D. Massucci-Yay

J. Brann-Yay

A. Knapp-Yay

J. Jennison-Yay

ACTION ITEMS CONTINUED FROM JULY 7, 2020

3. **220-54.1 & 54-7.2-RC/GR-LL/9.6 (Albert Estes-Mills Falls Realty LLC)** Request by applicant to adjust boundary lines between lots 54.7.1 and 54.7.2 for a site review for 43 commercial storage-office units with a 9.6 Special Permit in the wetland buffer and also a 3.4 Conditional Use Permit on a total of 8.691 -acre lot on Calef Highway (Map 220, Lots 54.7.1 & 54.7.2) in the Residential Commercial and General Residential Zoning Districts. BY Robert Stowell, Trittech Engineering Corporation; 755 Central Avenue, Dover, NH 03820
(Application, 3.4 CUP and Lot Line were approved on December 3, 2019 received 6 months Extension and 9.6 Special Permit was approved on July 7, 2020)

J. Jennison gave a brief description of the application.

Robert Stowell from Trittech Engineering Corporation represented applicant Albert Estes from Mill Falls Realty, LLC. Robert explained to the Board that they have addressed the comments from Dubois & King. They also have addressed the Comments on the AoT Permit.

J. Brann expressed that the Chair asked the applicant to address the questions from the Isinglass River Local Advisory Committee.

Robert explained that they did talk about the Isinglass River Local Advisory Committee at the last meeting. This came about when they submitted their AoT Permit with NHDES. Robert explained that they submitted a letter and plan set on what they were doing. The Committee was concerned about the stormwater and the annual inspections reporting to guarantee that this was done. Robert explained to the Board that the attorney wrote this into the condominium documents. Robert explained that one of the concerns with the Isinglass people was the 100-yr storm and explained that they normally do the 50-yr storm. Robert explained that he believed what they looked at was the 100-yr storm which was now built into the 50-yr storm. Robert explained to the Board that Barrington's 50-yr storm benchmark was 6.35" of rain and AoT has changed so they now use 6.98" of rain for the site.

J. Brann asked about the Fire Chief issue with turning around.

M. Gasses explained that the Fire Chief said that was fine.

J. Brann asked about any concerns from Dubois & King that was addressed in the Notice of Decision and asked if there were any outstanding issues with them.

M. Gasses explained that she left in there in case there was any and they would need to satisfy any concerns.

Robert explained that the plans that the Board has does show their concerns and Dubois & King did sign off.

M. Gasses explained that she likes to get her signoff from Dubois & King that was why she left it there.

J. Brann asked if all they were waiting for was for Dubois & King to say they were done.

M. Gasses stated that was correct.

J. Jennison expressed to the Board that he was concerned about what would be stored in the units; at first, they stated high end recreational and now they are talking about a much larger use. J. Jennison explained that there needs to be limitations for the use. J. Jennison explained that he would not be comfortable with an auto repair service going in there and not having some type of dumpsters to contain oils or things like that. J. Jennison expressed that the list was a broad for the uses.

J. Brann read the following uses: office, repair service, storage facility, light industry and warehousing.

J. Jennison expressed that he felt it was turning into an industrial park instead of a storage facility and felt that the list became very broad.

A. Knapp expressed that he agreed with J. Jennison on the repair service and light industry. A. Knapp explained that he felt light industry was what his employer came in under.

M. Gasses explained to the Board that they have done these before with a list of what would fit in with the zoning and parking requirements. M. Gasses explained to the Board if they would like to remove some of the uses, they could.

J. Jennison expressed that for warehousing they are certain requirements to do with stacking.

M. Gasses explained that there are certain things that fire and code enforcement would enforce.

J. Jennison asked if they approved as written and they decide to rent to a fireworks distributor if there would be nothing to tell them to come in and would this be permitted at this time.

M. Gasses explained that would be a fire and code enforcement.

A. Knapp stated that he agreed with J. Jennison that the list was too broad.

J. Brann expressed that he also felt the list was too broad.

J. Jennison explained that he felt office and storage were good; anything else would need full site review.

J. Brann explained that he felt an electrician with a van and vehicle parked inside with an office would be acceptable.

J. Jennison explained that a contractor's suite would be same as an office.

M. Gasses asked the Board about storing cars in one unit.

J. Jennison expressed that if they were going to store cars for someone else that they would need site review this would be a different type of business.

J. Brann expressed that vehicle storage was different than that vehicle repair and office.

Robert explained that was what they were looking to do, like a contractor suite.

J. Jennison asked if they were okay with removing repair service, light industry and warehousing from the list.

Al Estes explained that he was comfortable removing them from the list and explained that their intent was RV storage, watercraft storage, and maybe a small office. Al explained that they are not going after manufacturing or anything like that.

J. Brann explained that if they changed the list to office, storage facility, watercraft storage and vehicle storage, it would that cover all the intended uses.

M. Gasses explained that there was a definition for repair services, and they should be consistent with that.

J. Jennison expressed that he was comfortable allowing that if they stick by the definition.

J. Brann asked how that would be listed on the notice of decision.

M. Gasses explained that could be listed on the plan.

A. Knapp asked that the definition needs to be defined because definitions change.

M. Gasses stated she would state the Zoning Ordinance March 2020.

J. Jennison opened public comment.

J. Jennison closed public comment.

J. Jennison read Conditions Precedent:



Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0195

mgasses@barrington.nh.gov

DRAFT NOTICE OF DECISION

[Office use only]	Date certified:	As built received:	Surety returned
<i>"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.</i>			
Proposal Identification: 220-54.7.1 & 54.7.2-RC/GR-19/LL/SR/9.6 (Albert Estes-Mills Falls Realty) Request by applicant to adjust boundary lines between lots 54.7.1 and 54.7.2 for a site review for 43 commercial storage-office units with a 9.6 Special Permit in the wetland buffer also with a 3.4 Conditional Use Permit on a total of 8.691-acre lot on Calef Highway (Map 220, Lots 54.7.1 & 54.7.2) in the Residential Commercial and the General Residential Zoning Districts. BY: Robert Stowell, Trittech Engineering Corporation; 755 Central Avenue; Dover, NH 03820.			

Owner: Albert Estes Mill Falls Reality, LLC P.O Box 627 Center Ossipee, NH 03814 Engineer: Robert J. Stowell Trittech Engineering Corporation 755 Central Avenue Dover, NH 03820	Dated: xxxxxx,
---	----------------

Dear applicant:

This is to inform you that the Barrington Planning Board at its August 4, 2020 meeting **CONDITIONALLY APPROVED** your application referenced above.

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to the plans being certified by the Planning Board. Certification of the plans is required prior to commencement of any site work or recording of any plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

Please Note* If all of the precedent conditions are not met within 6 calendar months to the day, by February 4, 2021, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board.

Conditions Precedent

- 1) Add the following plan notes
 - a) Lot Line Adjustment for 220 - 54-7-1 & 54-7-2 was approved on 12/3/2019
 - b) Conditional use permit was approved on 12/3/19
 - c) 9.6 Special Permit for construction in a wetland buffer was approved on July 7, 2020
 - d) Add the following note to the plan:
Office, Repair Service (noting current 3/2020 definition), Storage facility, Watercraft storage and Vehicle storage.
- 2) Revise the following plan notes:
 - a) [Note # page](#)
Add the NHDES Alteration of Terrain Permit #
Add the NHDES Subsurface Bureau C.A. #
Add the NHDES Water Supply Approval #
- 3) Cistern to be approved and installed & operational prior to any construction permits being issued.
- 4) Fire Chief must approve turning radius plan.
- 5) Applicants Engineer shall certify that the drainage was constructed as approved.
- 6) All concerns from Dubois & Kings review must be satisfactory addressed.
- 7) Provide Condominium Documents incorporating Stormwater Maintenance Plan including responsible parties.
- #8 Any outstanding fees shall be paid to the Town
- 9) Prior to obtaining Board signature, the Applicant shall submit three (3) complete paper print plan sets and supporting documents as required in Article 3 with a letter explaining how the Applicant addressed the conditions of approval. This shall include final and complete reports for all items submitted during review for the Town of Barrington's file. The Chairman shall endorse three copies of the approved plan(s) meeting the conditions of approval ~~upon receipt of an executed bond for all improvements, excluding buildings.~~ The Town shall retain a signed and approved reproducible 11"X17", and PDF format with supporting documents for Town records.

General and Subsequent Conditions

- #1) Where no active and substantial work, required under this approval has commenced upon the site within two years from the date the plan is signed, this approval shall expire. An extension, not to exceed one year, may be granted, by majority vote of the Board so long as it is applied for at least thirty days prior to the expiration date. The Board may

grant only one such extension for any proposed site plan. All other plans must be submitted to the Board for review to ensure compliance with these and other Town ordinances. Active and substantial work is defined in this section as being the expenditure of at least 25% of the infrastructure improvements required under this approval. Infrastructure shall mean in this instance, the construction of roads, storm drains, and improvements indicated on the site plan. RSA 674:39

(Note: in both sections above, the numbered condition marked with a # and all conditions below the # are standard conditions on all or most applications of this type).

I wish you the best of luck with your project. If you have any questions or concerns, please feel free to contact me.

Sincerely,

Marcia J. Gasses

Town Planner

cc: File

A motion was made by J. Brann and seconded by A. Knapp to approve the site plan as read by the Chair. Vote 4/0

Roll Call:

D. Massucci-Yay

J. Jennison-Yay

A. Knapp-Yay

J. Brann-Yay

SETTING OF DATE, TIME AND PLACE OF NEXT MEETING AND ADJOURNMENT

The next meeting will be on August 18, 2020 at 6:30 p.m. electronic meeting; no meeting place.

Without objection, due to the ongoing storm, the meeting was adjourned at 7:19 p.m.

Respectfully,

Barbara Irvine