



BARRINGTON PLANNING BOARD MEETING

NEW LOCATION: EARLY CHILDHOOD LEARNING CENTER

77 RAMSDELL LANE

Barrington, NH 03825

Tuesday March 5, 2019

6:30 p.m.

(Approved March 19, 2019)

MEETING MINUTES

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

Members Present

James Jennison, Chair

Jeff Brann, Vice Chair

Steve Diamond

Donna Massucci

Members Absent

Andy Knapp ex- officio

Fred Nichols

Town Planner: Marcia Gasses

Staff: Barbara Irvine

MINUTES REVIEW AND APPROVAL

1. Approval of the February 19, 2019 meeting minutes.

Without objection the minutes of February 19, 2019 were approved with minor corrections.

RSA 41:14a

2. **41:14-a Acquisition or Sale of Land, Buildings, or Both.**

Recommendation to Select Board on the sale of Map 233, Lot 77 & Map 234, Lot 1.2 on Redemption Road to Turbocam.

J. Jennison gave brief description of the application.

M. Gasses explained to the Board that this was a recommendation under State Law to the Select Board.

John Scruton, Town Administrator represented the Town of Barrington. He explained that Map 233, Lot 77 was split off the Clark Goodwill property and 5 acres sold to the American Legion for a dollar. He explained that they cleared the lot and decided not to use this lot, they arranged something with the Catholic Church. In 2012 the Town entered a public private partnership with Turbocam, who paid the expense to subdivide the six lots that are the remainder of the parcel. He explained that Turbocam put a road in and built a large factory in two phases. He explained that Turbocam approached the Select Board about building on Map 233, Lot 77 & Map 234, Lot 1.2. He explained that the driveway on Lot 77 goes over Lot 1.2 the plan was to build a 32,000 s.f. building for training and for other support industrial purposes. He explained that they will be before the Planning Board for Site Review before any building could occur for a recommendation regarding an agreement. He explained that the Town receives hundreds of thousands dollars for taxes from Turbocam and explained that this was good for the community for the taxes that they pay. He explained that what he was there for was to get a recommendation from the Planning Board to the Select Board on selling these two Lots to Turbocam.

S. Diamond asked why this was coming up now.

John Scruton explained that because Turbocam wanted to build. He explained that they wanted to start the process and be before the Planning Board for Site Review in the spring so that they could begin to build.

J. Brann asked if they wanted to remove the Lot Line between Lot 77 & Lot 1.2 so that this would be one Lot.

John Scruton explained yes, so it would be an 8-acre Lot.

J. Brann asked if he read correctly that they would like the entrance off Redemption Road.

John Scruton explained that was where the driveway was. He explained that they wanted to come off Redemption Road. He explained that there was already a turning lane off Route 9 (Franklin Pierce Highway). He explained that this was done in 2012 so if this parcel was built out this would have been needed.

S. Diamond asked why they were not using Route 9 (Franklin Pierce Highway) for their access.

John Scruton stated that was correct. He explained that if you look at Lot 77 on the left there was a gravel drive to Redemption Road.

M. Gasses explained the current access was where the Highway Department took gravel out of creating the entrance way for Lot 77.

J. Brann explained that Lot 5 had a lot of ledge, if they wanted to build on this Lot it would be costly.

John Scruton explained that the middle lot had a lot of ledge and it would be costly, but there would be some return for the value of the ledge that comes out. He explained that ledge was a problem on the second lot in on the left and somewhat on the third lot. He explained that in some way ledge was easier to deal with than wetlands.

M. Gasses explained that there was some ledge on Lot 2, but there was a good area to enter and a good area for additional parking, for the training facility.

John Scruton explained that the Town was looking at the location for municipal buildings, but when they looked at the ledge issue on the second lot in the Board decided that they would rather have it for Turbocam and find another location for municipal buildings.

S. Diamond asked at what point would the Town be committed to the sale if the Town Hall does not pass.

John Scruton explained that the area would not be suitable for a Town Hall. He explained that the only lot that would be suitable at a reasonable cost would be the lot that was way in and he felt that this lot was too far in for anyone to see.

J. Brann asked if the proposed Town Hall of 9,900 s.f. could not fit on the site, how could Turbocam place a larger building.

M. Gasses explained that Turbocam was constructing a training facility next to their current facility and would utilize shared parking.

J. Brann questioned the size of the building Turbocam wanted to put in would be 32,000 s.f. and your saying not enough space for an under 10,000 s.f. for a Town Hall.

John Scruton explained that the ledge was costly.

J. Jennison explained that this was a question for the Select Board and this was voted on by the Town.

S. Diamond asked when the Town would be committed to this sale.

John Scruton explained that it would be sometime in late April when they would be getting ready to sign the development agreement with Turbocam.

M. Gasses asked if there would be public hearings at the Select Board level before a vote.

John Scruton expressed that there would be, and the Board would have three hearing, one March 25th, one on the second Monday of April, and the fourth Monday in April. He explained to the Board that there was a public hearing last Monday but there was nothing binding and explained that there would be three public hearings before they were done.

J. Jennison expressed that from a planning perspective it's a good use of the land and Turbocam has been a good neighbor and he felt that there would not be an issue.

J. Brann asked how much the property would be worth and what would Turbocam pay.

John Scruton stated that there was a minimum amount.

S. Diamond asked if the amount was consistent with fair market.

John Scruton explained that it would be less than fair market value and the reason was one year of property taxes would almost cover the cost of both properties. He explained the quicker this was built the quicker the Town starts getting money in.

M. Gasses explained to the Board that she added up all the taxes for their buildings including the house in front of Turbocam and they paid \$478,000.00 in property taxes in 2018.

J. Brann expressed that given the location of the factory, they developed Redemption Road, and that they own the other properties there, a research and training facility that was a low impact and helps Turbocam employ more people was a good thing.

D. Massucci agreed that the Town needed it and what was the Town going to do with the ledge.

John Scruton explained to the Board that the other reason to have Turbocam remove the ledge was they have vibration sensitive equipment in their factory. He explained that if Turbocam was the one removing the ledge, they were the ones taking the liability.

J. Brann expressed that was semi true they are going to specify to the contractor what they need to do.

S. Diamond explained that it does make sense for Turbocam to make another driveway not off Route 9 (Franklin Pierce Highway). He expressed that with an official of Turbocam on the Select Board it seems Turbocam could afford property and they should pay the full market value.

John Scruton explained that was not a Planning Board decision and that Select Board Member Andy Knapp would recuse himself.

J. Jennison questioned the access would not be from Lot 77 but would be through Lot 1.2.

John Scruton explained that when the subdivision was created there was a right of way to go through Lot 1.2. He explained that Lot 77 was too steep to take access off Route 9 (Franklin Pierce Highway).

S. Diamond asked when the sale would be complete.

John Scruton stated he did not know the answer. He explained that this could be asked at a public hearing.

J. Jennison asked if the other lots were actively for sale.

John Scruton explained that they are not actively marketing other lots he felt that as Turbocam grows they would expand out they would like to see them develop these lots out or a related business would be developed in this area.

M. Gasses explained to the Board that Turbocam may want to have some start up or spin offs from their company.

S. Diamond asked why on the plan was Route 9 (Franklin Pierce Highway) a little thinner in one area.

John Scruton explained that some were laid out well and others were not.

M. Gasses explained that this was a tax map that they were looking at and explained that was a State Road.

John Scruton explained that it was all calculated when they did the subdivision with the turning lane.

M. Gasses explained that she felt S. Diamond was looking for a bike lane because it was very narrow.

S. Diamond expressed that this was a winding road.

John Scruton explained that he felt there would be no issue and to look at the lot he felt it would be very hard to build a bike lane with the topography. He explained that Turbocam plan was to put a hiking path around the subdivision.

A motion was made by J. Jennison to send a letter of recommendation to the Select Board to sell this piece of property to Turbocam or its affiliate and seconded by D. Massucci.

Roll Call:

Diamond-Yay

Brann-Yay

Jennison-Yay

Massucci-Yay

ACTION ITEM

- 3. 227-9-GR-19-SR (Owners: Daniel & Janet O'Lone)** Request by applicant for a 3.4 Conditional Use Permit to allow a home-based business in a non-attached barn located at 15 Parker Mountain Road (Map 227, Lot 9) on a 25.11-acre lot in the General Residential (GR) Zoning District.

J. Jennison gave a brief description of the application.

Daniel O'Lone from Berry Surveying & Engineering represented Daniel & Janet O'Lone. Daniel explained that they were requesting a 3.4 Conditional Use Permit. Daniel explained that they would like to have a home-based business in a nonattached barn located on the premises. Daniel explained that the barn was in the process of being renovated to accommodate a commercial kitchen that would support an offsite food truck business. Daniel explained the kitchen construction would be inspected and permitted by the Town of Barrington Building Department and the NH Department of Health. Daniel explained that the septic had been updated and was approved by the State and was available for review. Daniel explained that there would be 2-3 delivery trucks that would be the size of UPS trucks once every two weeks. Daniel explained that the driveway was large enough to allow for turning of the trucks and they were not required to back in or out of the driveway. Daniel explained that the business would require one vehicle and trailer leaving the driveway at about 7:45 each morning and returning around 4:00 in the afternoon, there would be no other vehicles used from this business. Daniel explained that the plumbing there would only be gray water, which would be tied into the existing septic system from the house and was reviewed and approved by the NHDES. Daniel explained that the trash would be outside in a locked small shed. Daniel explained that the only changes to the outside would be the windows and vents for the hot water heater and the oven with no noticeable changes to the building. Daniel explained that there would be no signage, either on the street or structure.

A motion was made by J. Brann and seconded by D. Massucci to accept the conditional use permit application as complete. The motion carried unanimously.

Daniel O'Lone read the 3.4 Conditional Use Permit Requirements:

3.4 Conditional Use Permit

- 1.** The building, structure or use is specifically authorized under the terms of this Ordinance.

Home based businesses are allowed in the zone. A CUP is required to allow this business to take place in a structure which is not attached to the dwelling.

- 2.** If completed, the development in its proposed location will comply with all requirements of this Ordinance, and with specific conditions or standards established in this Section for the particular, building, structure or use.

The barn has been in existence for around 200 years and meets all zoning requirements. No changes to the structure's design or location are proposed

- 3.** The building, structure or use will not materially endanger the public health or safety.

The building will remain the same on the outside. The public health and safety will not be endangered. The Town Building Department and the NH Dept. of health are inspecting all internal renovations.

- 4.** The building, structure or use will not materially endanger the public health or safety.

No changes to abutting property values will be realized as a result of this proposal. There will be noticeable changes to the property or structure.

- 5.** The building, structure or use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is located.

The barn will continue to look the same as it has for years in color, structure design, and location. No changes to the outside of the building are proposed, other than window upgrades and vents.

- 6.** The building, structure or use will not have a substantial adverse impact on highway or pedestrian safety.

The proposed use will result in approximately 3 delivery trucks which will deliver roughly every other week, and the van/trailer leaving once each morning and returning in the afternoon. There will be no impact to traffic or pedestrian safety.

- 7.** The building, structure or use will not have substantial adverse impact on the natural and environmental resources of the Town.

There will be no impact to the resources of the Town by this proposal. There will be no ground disturbance other than the new septic line from the barn to the septic tank.

- 8.** Adequate public utilities, common facilities, and roadway capacity are available to the property to ensure that the proposed use will not necessitate excessive public expenditures in providing public services.

Power, water, and septic are already provided. No public expenditures are needed.

- 9.** Where deemed necessary when considering an application for Conditional Use approval, the Planning Board may require that adequate visual buffers be established.

The barn is almost invisible from the road, given its placement behind the house and a large pine stand along Parker Mountain Road. Since there is no signage, no changes to the barn, and no parking lots, no visual buffer is needed.

S. Diamond asked if there was going to be a dumpster.

Daniel O'Lone explained that there would be no dumpster. Daniel showed on the plan a shed that trash would be stored until picked up.

Daniel O'Lone read the 7.4:

7.4

Please find below responses to the requirements for Home Businesses as found in Section 7.4 of the Barrington, NH Zoning Ordinance.

7.4(1) – All home businesses must receive a Conditional Use Permit and Site Plan approval from the Planning Board.

We have requested a conditional use permit from the planning board to allow the business operations to take place within the detached barn on the premises. Please see separate attached documents.

7.4(2) - Before granting a conditional use permit the Planning Board must determine that the proposed structure(s), location, and size of the parcel, are of a suitable scale, appearance, and character that are compatible with the surrounding development and neighborhood where the use is proposed.

The business will take place within an existing barn and no changes to the lot will be noticeable from the boundaries of the parcel or the road.

7.4(3) - A home business may only be conducted as an accessory use to a detached single-family dwelling located on the same property.

The business will be an accessory use to the existing single-family detached home.

7.4(4) - Not more than one (1) home business may be established on a property.

There will only be one home business on the property.

7.4(5) - No more than two (2) non-residents of the property may be employed within a home business.

There will be no more than 2 non-residents employed within the home business.

7.4(6) - The use may be conducted in a separate accessory building but said building shall contain no more than 2,500 square feet of total floor space.

The existing barn has approximately 900 square feet of floor space per level. About 750 square feet total will be utilized for the business.

7.4(7) - The home business shall be totally conducted within the designated accessory structure but may occupy an area outside said structure if this area is adequately screened with fencing or a vegetative buffer. In no case shall the activities of the home business, both inside and outside the accessory structure, occupy more than 4,500 square feet.

There are no plans to have any business conducted outside of the barn at this time.

7.4(8) - There shall be no display of goods or wares visible from the street.

There will be no display of goods or wares on the property. There will be no sales on the site or customers visiting the site.

7.4(9) - Not more than two (2) commercial vehicles related to said home business shall be stored on the premises.

There will be no more than 2 commercial vehicles related to the said home business.

7.4(10) - The building or premises containing said home business shall not be rendered objectionable or detrimental to the residential character of the neighborhood because of exterior appearance, traffic, emission of odor, smoke, dust, noise, onsite storage of hazardous materials as determined by the Barrington Fire Department.

There will be no changes to the exterior of the barn. It will remain the same in exterior appearance and there will be no detriment to the character of the neighborhood.

7.4(11) - A certificate of occupancy for the proposed use shall be issued by the Building Inspector once verification with all the preceding standards is confirmed.

The Barrington Building Department has been performing regular inspections of the renovations and both the Building Inspector and the NHDES Health Department will be required to approve the interior renovations.

D. Massucci asked if they were using well water and if they were required to have the water tested.

Daniel O'Lone stated that the water was tested and passed.

D. Massucci explained it was non-transit. She asked if the water needed to be tested quarterly.

Chris Berry explained that well would be considered a non-transit and after the first time it passes then NHDES put it on a quarterly schedule for one year then annual testing after that.

D. Massucci asked if they would just test for bacteria only.

Chris Berry explained they test for bacteria and nitrate OC's are not tested.

J. Jennison opened public comment.

Lynda Nelson from 121 Washington Street asked if they were going to have animals.

Daniel O'Lone explained that they were going to have sausage and rolls.

J. Jennison closed public comment.

A motion was made by J. Brann and seconded by S. Diamond to grant the Condition Use Permit. The motion carried unanimously.

M. Gasses explained to the Board that they met with Mr. O’Lone on January 22, 2019 to discuss what would be required to show on the site plan. The Board concurred that an updated septic plan would be sufficient to show the site. She recommends the Board accept the application as complete.

A motion was made by J. Brann and seconded S. Diamond to accept the site review application as complete. The motion carried unanimously.

J. Jennison opened Public Comment.

J. Jennison closed Public Comment.

A motion was made by J. Brann and seconded by S. Diamond to accept the updated septic plan for the Site Review as not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations. The motion carried unanimously.

M. Gasses read her comments:

- Add to the Notice of Decision “The Planning Board voted to allow for an updated septic plan to satisfy the requirements of a site plan.
- Add to the Notice of Decision “The Home Business must comply with Article 7.4 of the Town of Barrington Zoning Ordinance”
- Revise the septic date to February 6, 2019
- Provide updated septic approval number

M. Gasses read Conditions Precedent:



Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0195

barrplan@metrocast.net

barrplan@gmail.com

NOTICE OF DECISION

[Office use only]	Date certified:	As built received: n/a	Surety returned n/a
<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: 227-9-GR-19-SR (Owners Daniel & Janet O’Lone) Request by applicant for a 3.4 Conditional Use Permit to allow a home-based business in a non-attached barn at			

15 Parker Mountain Road (Map 227, Lot 9) on a 25.11 acre lot in the General Residential (GR) Zoning District

Owner:
Dan & Janet O’Lone
15 Parker Mountain Road
Barrington, NH 03825

Professional:
Daniel O’Lone
Berry Surveying and Engineering
335 Second Crown Point Road

Dated: xxxxxx, 2019

Dear applicant:

This is to inform you that the Barrington Planning Board at its XXXXX, 2019 meeting **CONDITIONALLY APPROVED** your application referenced above.

A Conditional Use Permit was Granted for a Home Business to allow for a commercial kitchen in a detached building to prepare product to be sold off-site to supply a vending cart.

The Planning Board voted to allow for an updated septic plan to satisfy the requirements of a site plan for the proposed commercial kitchen at this location.

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 XXXXX, 2019, 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) Add the NHDES Subsurface Bureau Approval #
 - b) “The Planning Board voted for an updated septic plan to satisfy the requirements of a site plan for the proposed commercial kitchen at this location. The products will be sold off-site to supply a vending cart.”

- 2) Revise the following plan notes
 - a) Correct the Date of the plan to February 6, 2019

- 3) Any outstanding fees shall be paid to the Town
- 4) 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) The Home Business must comply with Article 7.4 of the Town of Barrington Zoning Ordinance

(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 & Land Use Administrator

cc: File

A motion was made by J. Brann and seconded by D. Massucci to approve the Site Plan for the home business based on conditions read by the Town Planner. The motion carried unanimously.

4. [270-81-RC-19-SR \(Owner: Mike Dumont, Sterling Realty\)](#) Request by applicant for a 9.6 Special Permit and Site Review to construct a new garage at the rear of the parking lot located at 58 Old Concord Turnpike (Map 270, Lot 81) on a 2.8-acre lot in the Regional Commercial (RC) Zoning District. BY: Christopher Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.

J. Jennison gave a brief description of the application.

Chris Berry from Berry Surveying & Engineering represented Sterling Realty. Chris gave a location on the plans showing that the site was located west of the traffic circle. Chris explained that they conducted an existing condition review of the parcel which included a topographic analysis and wetlands analysis. Chris explained that they had Fraggle Rock delineate wetlands around the Oyster River and wetlands were found. Chris explained that they located all the structures on the site. Chris explained that this was a branch of the Oyster River but was not cover under the Shorelands Protection. Chris explained that the protection ends just north of Durham. Chris explained that this property was exempt from that local ordinance.

S. Diamond asked what the threshold was.

Chris explained that it would be on properties prior to a certain date and whether the use was reasonable and precluded other places on the lot to develop. Chris explained that the meets and bounds

would be on the final conditions of approval. Chris explained that the applicant was there for a site review to construct a 1450 s.f. garage to put all their maintenance equipment in the garage. Chris explained that right now all the equipment was stored outside. Chris explained that there would be under 5 gallons of fuel and it would be under cover, no large containers. Chris explained the location on the plan where they proposed to put the garage at the end of their driveway run. Chris explained that they could not slide the structure forward because of a side setback line and can't move it to the west because of a ramp and can't move the dumpster location because that was where the trucks come into pickup. Chris explained that he went to the Conservation Commission for a 9.6 permit, but in the regulations, this was not required. Chris explained that they were there for Site Review for a structure because of the soil type to the Oyster River and the proceeding brook this was in the aquifer protection area. Chris explained that the sandy area was good recharge areas when not paving or building over them. Chris explained that you could not have more than 15% coverage without triggering additional pieces of information. Chris explained that they kept triggering those pieces of information right now site was at 70%. Chris explained that what they were going to do was grab the roof runoff from the building and re-infiltrate into the ground. Chris explained that there was an overflow to the drywell to discharge any overflow into a controlled rip-rap lined swale. Chris explained that the proper erosion and sediment control measures will be taken, including double perimeter protection within the 50' buffer. Chris explained that they had published an operation and maintenance manual for the two devices they were designed to be as low maintenance as possible. Chris explained that the Town Planner requested an annual inspection report and explained that was easy enough to do the applicant can do this, there was a checklist in the back on how to inspect. Chris explained that when he went to the Conservation Commission they wanted to see a larger threshold for the device for stormwater and they agreed. Chris explained to the Board that the structure would be larger to catch the overflow and going back into the ground within a 50-year event. Chris explained that he supplied a drainage analysis to determine the effective way to treat the runoff generated from the proposed garage. Chris explained that in a 50-year event that would hit the roof in was 7" in a 24-hour period.

J. Brann asked about the entire volume system handling.

Chris explained that the system could handle the entire volume of a 50 year event.

S. Diamond asked where the water system was located.

Chris explained that the water system was located to the west side of the structure.

J. Brann asked if it was an open drywell or covered.

Chris explained that the drywell was covered.

J. Jennison asked how long a drywell would last.

Chris explained that he has seen a sewage drywell last 40 to 50 years. Chris explained this one was going to have clean water running through it. Chris explained that without sewage this would last longer.

S. Diamond asked if the leach field was located to the left or toward the river.

Chris explained that it was toward the river.

S. Diamond asked what the surface of the roof was.

Chris explained that it was asphalt shingles.

S. Diamond asked if in the maintenance agreement would include the gutters.

Chris explained yes it was a drip edge so that it doesn't have to have gutters, Chris explained that the water comes down the drip edge and soaks into the ground.

S. Diamond asked if it was a single service roof.

Chris explained that it was a gable edge with a proposed gutter on the front. Chris explained the back edge does not have a gutter on it.

J. Brann explained the peak would be east to west.

S. Diamond stated garage is only 10' above the typical height of the river in the flood zone.

Chris explained that this was not in the flood zone.

J. Brann stated not in the flood zone from 2015.

D. Massucci asked about the tractors being stored and how close to the river it was.

Chris explained that it was 60' from the river.

D. Massucci asked about a plan for the oils and gases that may drip on the concrete and what was there to catch it.

Chris explained that they could use speedy dry wasn't part of the plan, but they can make as a condition on the plan.

S. Diamond asked about an incline to capture anything that may drain onto the concrete.

Chris explained that now you are talking barrier like at a gas station and then they would need secondary containment for that. Chris explained that there wasn't going to be volumes of fuel to trigger that.

D. Massucci expressed that speedy dry was a good idea.

A motion was made by J. Brann and seconded by D. Massucci to accept the application as complete. The motion carried unanimously.

J. Brann asked about the meets and bounds being added.

M. Gasses explained that it just was not on all the plans.

J. Jennison asked if it was not appropriate to use a preliminary drain in the trench so that it could be directed to the drywell.

Chris explained that the down spout was connected to preliminary drain.

J. Jennison asked if it was a perforated pipe.

Chris expressed yes it was.

J. Brann explained that there was drainage under the crushed stone of the preliminary drain.

Chris explained that as soon as the water hits the ground they want it to infiltrate at the one-year event.

J. Jennison opened public comment.

J. Jennison closed public comment.

M. Gasses explained that department heads had no comments.

M. Gasses 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

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built received:</i>	<i>Surety returned n/a</i>
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"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.

Proposal Identification: 270-81-RC-19-SR (Owner: Mike Dumont, Sterling Realty) Request by applicant for a 9.6 Special Permit and Site Review to construct a new garage at the rear of the parking lot located at 58 Old Concord Turnpike (Map 270, Lot 81) on a 2.8 acre-lot in the Regional Commercial (RC) Zoning District. By: Christopher Berry, berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825

Owner: Mike Dumont Sterling Realty 66 Old Concord Turnpike, Unit 10	Dated: xxxxxx, 2019
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Barrington, NH 03825

Professional:
Kenneth Berry, PE, LLS
Christopher Berry, Project Manager
335 Second Crown
Barrington, NH 03825

Dear applicant:

This is to inform you that the Barrington Planning Board at its XXXXX, 2019 meeting **CONDITIONALLY APPROVED** your application referenced above.

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Conditions Precedent

- 1) Add the following plan notes
 - a) Map 270 Lot 81 is a lot of record created prior to 2/13/2001 a 9.6 permit was not required for the 350 sq. ft. temporary impact within 50' of the wetland
 - b) The applicants engineer will certify the site was constructed as designed prior to the issuance of a Certificate of Occupancy
 - c) Property owner will supply a copy of the complete "Inspection & Maintenance Manual" annually by February 1 of the following year of record.
 - d) Spill absorption material shall be kept on site.
- 2) Add the wetlands scientists stamp and signature to the final plan
- 3) Add the owner's signature to the final plan
- 4) Add survey tie lines.
- #5) Any outstanding fees shall be paid to the Town
- 6) 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 & Land Use Administrator

cc: File

A motion was made by J. Brann and seconded by S. Diamond to approve the Site Plan on conditions read by the Town Planner. The motion carried unanimously.

Roll Call:

Massucci-Yay

Jennison-Yay

Brann-Yay

Diamond-Yay

COMMUNICATIONS RECEIVED

M. Gasses explained to the Board that Kyle from SRPC was working on the Facilities and Utilities Chapter of the Master Plan and has met with the Fire Chief, Police Chief and the Road Agent. M. Gasses explained that she would go back to transfer station to talk to Erin about any infrastructure the transfer station needed. M. Gasses expressed that the sub committee should have a meeting within the next couple of weeks for an update. M. Gasses explained to the Board that J. Brann had updated the solar. M. Gasses explained that she talked to the attorney about have hearings ahead of time and he said that there was nothing in the law saying that the Board couldn't, but the only concerns was timing at the end. M. Gasses explained that the Board can wait and take an actual vote for the warrant until the fall.

J. Brann expressed that he would like to get something down ahead of time.

S. Diamond asked Ron Allard what the appropriate setback from the road would be.

Ron Allard explained that it would depend on the character of the area.

S. Diamond asked if it became a large scale would they need Site Review.

M. Gasses explained that there would be a cap on this. M. Gasses asked the Board if they wanted a hearing on the solar on the April 16, 2019 meeting.

REPORTS FROM OTHER COMMITTEES

UNFINISHED BUSINESS

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

5. Review of a request for a building permit at 476 Mica Point Road a Private, for Oliver Bennett. ([Map 118, Lot 80](#))

M. Gasses explained to the Board that this was a replacement house on Mica Point. M. Gasses explained that Road Agent Peter Cook went out to look at Mica Point the road was snow covered and couldn't see what was under it. M. Gasses explained that she and Road Agent, Peter Cook went out there and she took pictures and explained that the road has been paved since the last private road building applicant in 2014. M. Gasses explained that the pavement was in good condition. M. Gasses expressed to the Board that her only concern was that if there was somehow a way that the Select Board could work to encourage associations widen some of these roads. M. Gasses explained that there were about 50 houses/camps on this road and explained that the road was very narrow but in good shape. Without objection the Board agreed to send a letter to the Select Board stating that they knew of no pending projects or conditions that would hinder the issuing of a building permit, for Map 118 Lot 80, located at 476 Mica Point Road. M. Gasses would like to have a work shop to talk about Town Center area, Route 125 corridor, Town Center Plan and sidewalks.

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

The next meeting will be on March 19, 2019 at 6:30 p.m. at the ECLC 77 Ramsdell Lane.

Without objection the meeting adjourned at 8:18 p.m.