



Meeting Minutes
Town of Barrington Planning Board
Public Hearing
(Approved August 15, 2023)
August 1, 2023, at 6:30p.m.

1. CALL TO ORDER

J. Driscoll called the meeting to order at 6:30 p.m.

2. ROLL CALL

Members Present: John Driscoll, Ron Allard, Bob Tessier, Joyce Cappiello, Donna Massucci

Members Absent: Buddy Hackett, Andy Knapp

Staff Present: Town Planner: Vanessa Price, Planning & Land Use Administrative Assistant: Barbara Irvine

D. Massucci will be a full voting member.

3. REVIEW AND APPROVAL OF MINUTES

A. Review and approve minutes of the July 18, 2023, meeting minutes.

A motion was made by R. Allard and seconded by B. Tessier to approve the meeting minutes of July 18, 2023, as written. The motion passed unanimously.

Roll Call:

D. Massucci-Yay

J. Cappiello-Yay

B. Tessier-Yay

R. Allard-Yay

J. Driscoll-Yay

4. STAFF UPDATES -TOWN PLANNER

A. [238-2-TC-23-SR \(Owners: Robert Huffman/Elfmade Properties, LLC\)](#) Request by applicant proposing a minor site plan to place ten (10) 10' x 20' structures for the purpose of holding and displaying additional retail merchandise, and three (3) 10' x20' containers for receiving deliveries of store merchandise. The location is at 603 Franklin Pierce Highway with waivers on a .64-acre lot in the Town Center Zoning District.

APPLICANT HAS WITHDRAWN THEIR APPLICATION
NO FURTHER ACTION REQUIRED

- B.** Discussion for Draft Zoning Amendments Due from Board Members on August 1, 2023. Will be worked on at the Work Session on August 15, 2023.

V. Price explained to the Board that on the work session at the August 15, 2023, meeting there would be a discussion for draft Zoning Amendments. V. Price explained that she received responses from two members so those would be worked on. V. Price explained that they would be working on definitions and the Table of uses.

- C.** Wetland classification System & case study Subcommittee meeting will be on August 8, 2023; for a case study work session utilizing ecosystem Functions and Services Data Form.

V. Price explained that the wetland classification system in case the studies subcommittee meeting would be on August 8, 2023. V. Price explained that was when the subcommittee would be working on a case study utilizing a data form that was called ecosystem functions and services. The data form they wanted everyone to try to fill it out and see if as a landowner to see how that works. V. Price explained that they would report back on August 15, 2023, on the results. V. Price explained then they would probably come before the Board on a work session for their zoning amendment proposal.

- D.** Updating Rules and Procedures at the August 15, 2023, Work Session.

V. Price explained to the Board that that they are going to update the Rules and Procedures at the August 15, 2023, work session. V. Price explained that one of the reasons for the update was due to the Registry of Deeds fee structures are setup needs to be changes. The Registry of Deeds no longer wants split payments. V. Price explained that postage for certified mail would also need to change. V. Price explained that they have received a lot of voluntary mergers and need to charge a fee for recording or not. V. Price asked if they want to limit time for speaking.

- E.** Updated 2017 application for voluntary merger. Will be discussed under other business.

V. Price explained to the Board that there is a new application and will be in the updating of the Rules of Procedure. If the Board had additional questions, it can be discussed under other business.

5. PUBLIC HEARING FOR SUBDIVISION REGULATIONS

- A.** Public Comment.

J. Driscoll opened public comment.

Brian Weeden from 62 Winkley Pond Road asked about the wetland classification system and the case study. Brian asked if that was opened to everyone was there something they could fill out or volunteer for?

V. Price explained that currently this was for a public hearing for the Subdivision Regulations that was for a separate item than the wetland classification system. V. Price explained that its open for the public meeting if he wanted to attend, she explained that the meeting there's not any public comment because it's a working group then results back to the Planning Board.

Brian asked what time the meeting was?

V. Price explained that the meeting was August 8, 2023, at 2:00 p.m.

J. Driscoll closed public comment.

B. Planning Board to vote on adoption of Subdivision Regulations.

A motion was made by B. Tessier and seconded by J. Driscoll to adopt the Subdivision Regulations as written. The motion passed unanimously.

Roll Call:

D. Massucci-Yay

J. Cappiello-Yay

B. Tessier-Yay

R. Allard-Yay

J. Driscoll-Yay

6. ACTION ITEMS-CONTINUED FROM August 1, 2023

B. [240-8-NR-23-Sub \(23\) \(Owner: Young Road, LLC \(Previously-Norma Bearden\)](#) Request by applicant for a major site plan to subdivide into 23 Lots using the Conservation Subdivision Ordinance with waivers on a 65.55-acre lot (Map 240, Lot 8) in the Neighborhood Residential Zoning District on Young Road. BY: Christopher Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.

(Application was accepted as complete on April 4, 2023)

A motion was made by R. Allard and seconded by B. Tessier to continue the application on Young Road to September 5, 2023. The motion passed unanimously.

Roll Call:

D. Massucci-Yay

J. Cappiello-Yay

B. Tessier-Yay

R. Allard-Yay

J. Driscoll-Yay

7. ACTION ITEMS – NEW APPLICATIONS

A. [263-10-Lot105-RC-SR \(Owners: Lee Oak Cooperative Inc.\)](#) Request by applicant for a minor site plan proposing to develop Lot 105 on Ambleside Drive (Map 263-10-Lot 105) with a double wide mobile home with a waiver in the Regional Commercial Zoning District.

J. Driscoll gave a brief description of the application.

Richard Nigro from the Lee Oak Cooperative Inc. explained to the Board that they went to the Zoning Board of Adjustment for a variance and were approved. Richard explained that they are before the Board to site one mobile home at Lot 105 on Ambleside Drive within the Lee Oak Cooperative Inc. Richard showed a plan that they have received from the State. He showed the location of where the mobile home would be placed on Ambleside Drive. Richard explained that when cooperative changed ownership five years ago, that was the only site plan that was given to them by the Roberts family. Richard explained that this park was in place before any Town Regulations or Zoning were in place. Richard explained that they have no plans on developing any more lots besides Lot 105. Richard showed on the plan the heavy black lines that was the water that reaches all the lots. Richard explained that Lot 105 was to be developed by the family and was never done. Richard explained that they have water and electricity and septic to Lot 105. Richard explained that he was before the Board to request that they be allowed to develop the lot.

Requested Waiver:

Article 3 waiver request due to existing site plan that has been in place before zoning.

A motion was made by R. Allard and seconded by B. Tessier to grant the waiver from Article 3 for full engineering site plan and 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 passed unanimously.

Roll Call:

D. Massucci-Yay

J. Cappiello-Yay

B. Tessier-Yay

R. Allard-Yay

J. Driscoll-Yay

A motion was made by B. Tessier and seconded by J. Cappiello to accept the application as complete. The motion passed unanimously.

D. Massucci-Yay

J. Cappiello-Yay

B. Tessier-Yay

R. Allard-Yay

J. Driscoll-Yay

J. Driscoll opened public comment.

J. Driscoll closed public comment.

J. Driscoll read Notice of Decision:

NOTICE OF DECISION

Date of Application: July 6, 2023
Date Decision Issued: August 1, 2023
Case File #: 263-10-Lot105-RC-SR

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As builts received:</i>	<i>Surety returned</i>
<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>			
RE: Request by applicant for a minor site plan proposing to develop Lot 105 on Ambleside Drive (Map 263-10-Lot 105) with a double wide mobile home with a waiver in the Regional Commercial Zoning District.			
Owner/Applicants: Lee Oak Cooperative Inc. 180 Roberts Road Barrington, NH 03825			

Dear applicant:

This is to inform you that the Barrington Planning Board at its August 1, 2023, meeting **APPROVED** your application referenced above for a minor site plan.

The application has met all the Ordinances and Regulations of the Town of Barrington.

Any changes to the site will require reapplication and review by the Planning Board.

At the Planning Board Meeting, the Board approved waiver:

- i. The requirement to have all site plans shall be prepared and stamped by a professional engineer. Waiver from Article 3 due to using an existing site plan that has been in place before zoning.

The Barrington Zoning Board of Adjustment at its meeting July 19, 2023, the ZBA GRANTED, a variance from Article 4, Section 4.2.3 to allow for an additional lot inside the mobile home park, Lot 105. (To allow for the density on the site plan.)

I wish you the best of luck with your project. If you have any questions or concerns, please don't hesitate to contact me.

Sincerely,

Vanessa Price
Town Planner
cc: File

A motion was made by J. Driscoll and seconded by B. Tessier to grant the application for Lot 105 to be added to the park. The motion passed unanimously.

Roll Call:

D. Massucci-Yay
J. Cappiello-Yay
B. Tessier-Yay
R. Allard-Yay
J. Driscoll-Yay

8. OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

A. Impact Fee for CIP Discussion.

V. Price explained to the Board that Impact Fees were of previous interest to the Board. She explained the time limits once you start collecting the impact fees. V. Price explained that there must be a specific project in mind, so funds do not need to be returned in the end. V. Price asked the Board if they want to pursue to put on as a CIP project. V. Price explained that the quote she received was for \$38,000 but that includes all types of fees, school, recreation, library, police, and fire. V. Price explained that the public safety building was getting some upgrades to their building and wanted to look at impact fees. The quote from last year was \$8,000. V. Price explained that the Board could think about it and they can discuss on August 15, 2023 or a future meeting date.

R. Allard expressed that he kind of likes the idea of the library everyone likes the idea, but no one wants to fund it. R. Allard explained that you could add recreation space and downtown to it.

J. Cappiello expressed that the police were looking for additional space.

V. Price explained that when she talked to the Chief last year for their renovations, and they were not quite done with design phase. V. Price explained that the impact fees would need to be used for the new space.

J. Cappiello asked if the \$38,000 was the consulting fee.

V. Price stated that was correct.

J. Cappiello asked if it could be used to buy property there was some property behind Calef's.

V. Price explained that she could look into it. V. Price explained that the CIP study would need to be done then it would need to go to voters.

R. Allard asked what the scope for recreation was looking for now. R. Allard asked if they had a plan.

V. Price explained that they are looking for new land and they have several projects that they want to do in the future.

J. Cappiello explained that if the library has the vacate space with a community center and the Rec wants stairwell with an elevator to get there. J. Cappiello explained that they haven't seen the efficiency report on the Rec building.

R. Allard explained that they have talked about a Town beach what about a Town pool?

V. Price explained that was part of her CIP a pool you would need to have staff.

B. Tessier explained that it would be hard to get people to vote for it because of the cost, liability, and funding for employees.

R. Allard explained impact fee for the funding part.

B. Tessier explained that he felt it not the initial part the ongoing from there insurance cost, employees, maintenance cost, a lake was there and don't have to do anything to it.

J. Cappiello explained that she has been pushing with Conner that every child learns to swim.

B. Updated application for voluntary merger.

No further discussion from the Board.

9. ADJOURN

A. Adjourn the Planning Board Meeting. The next meeting date is a Work Session on August 15, 2023, at 6:30 PM.

Meeting adjourned at 6:57 p.m.

A motion was made by B. Tessier and seconded by J. Cappiello to adjourn the meeting at 6:57 p.m. The motion passed unanimously.

Roll Call:

D. Massucci-Yay

J. Cappiello-Yay

B. Tessier-Yay

R. Allard-Yay

J. Driscoll-Yay

**** Please note that all votes that are taken during this meeting shall be done by Roll Call vote. ****