



Planning Board Meeting Minutes

Town of Barrington

Planning Board Work Session

December 13, 2022, at 6:30p.m.

1. CALL TO ORDER

2. ROLL CALL

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

Town Administrator: Conner MacIver

Members Absent: Andy Melnikas, Buddy Hackett

Virtual: Town Planner: Vanessa Price

3. REVIEW AND APPROVAL OF MINUTES

A. Review and approve minutes of the December 6, 2022, meeting.

Minutes were not approved because A. Knapp said spelling errors so they will be corrected for the next meeting on January 3, 2023.

A motion was made by A. Knapp and seconded by J. Driscoll to clean up the minutes so that they read appropriately for the meeting on January 3, 2023.

4. ACTION ITEMS

A. Vote to Approve Capital improvements Projects 2023

V. Price explained after they reviewed, she went to the Select Board and the Board had minor comments changing the narrative and adding a few items to the narrative. V. Price asked the Board if they could vote and adopt the CIP. V. Price explained that adopt based on the Planning Board work session.

J. Cappiello explained to the Board that the Select Board voted not to put the Richardson Dam on the warrant. J. Cappiello explained that the Board brought up Lakeshore culvert and evidently that has been considered and felt that had not been viable.

A. Knapp asked if anyone has gone down by there.

J. Driscoll explained that sometimes the water runs over the road.

A. Knapp explained that it was a short run to run through it.

A motion was made by R. Allard and seconded by B. Tessier to approve the 2023 Capital Improvements Projects. Vote 5/1 abstained.

Roll Call:

D. Massucci-Abstained

J. Cappiello-Yay

J. Driscoll-Yay

B. Tessier-Yay

R. Allard-Yay

A. Knapp-Yay

D. Massucci was a full Board voting member.

B. Vote to Approve Planning Board Rules of Procedures 2022

A motion was made by R. Allard and seconded by J. Driscoll to approve the Planning Board Rules of Procedures 2022 as written. The motion passed unanimously. Vote 6/0.

Roll Call:

D. Massucci-Yay

J. Cappiello-Yay

J. Driscoll-Yay

B. Tessier-Yay

R. Allard-Yay

A. Knapp-Yay

5. OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

- A. Discussion on Drafted Zoning Warrant Articles - **FIRST PUBLIC HEARING DATE JANUARY 3, 2023, 6:00 PM.** (In the case of inclement weather, the hearing will be held January 4, 2023.)

A. Knapp explained that he had a question on the last article to amend the definition of a structure.

V. Price explained that residents come in for solar and doesn't state if the poles are a structure or not.

A. Knapp explained that it seems still a bit confusion to include polls or pilings to provide that poles or pilings shall not be construed as structures for the purpose of setback requirements. A. Knapp asked is or isn't a structure.

J. Driscoll explained that it was a legal structure.

V. Price explained that she understands the confusion of the language by the Town Attorney.

The Board had a lengthy discussion on this and agreed that they are not in favor of supporting this amendment.

R. Allard suggested removing 3.1.8 and expressed that this was a sign issue.

V. Price explained to the Board that they have talked about how this was already incorporated this section 3.1.8 at least two of them were the removal of signs. V. Price explained that the attorney review covers all of that to take out the entire section because this section covers all of that because the language contradicts each other.

The Board discussed the 3.1.8 and agreed to remove from proposed zoning.

The Board discussed lot size and V. Price asked if the Board wanted to wait on this until next year because the next chapter that they are working on was the housing chapter and there was a workshop explaining larger or smaller lots. This could help draft zoning amendments for the 2024 Town meeting.

A. Knapp expressed to the Board that he would like to have put this before the voters with the Master Plan and the housing and if they come with something different then this could be amended. A. Knapp explained that the feedback from the community has been a request for larger lot sizes. A. Knapp explained that last year he recommended that the Village District Zoning to 10,000 s.f. to 40,000 s.f.

J. Cappiello explained that people could not afford to live in Barrington and the increase lot size would cost the landowner more.

A. Knapp opened public comment.

Morgan Carter from 5 Smoke Street asked about Section 7.3 home occupations.

A. Knapp explained that the home occupations be conducted entirely within the structure of the single-family home to 30% or 500 s.f. whatever was lesser and to limit the number of non-resident employees to one. A. Knapp asked what he was looking to comment on.

Morgan asked if he bought a building, he could only use 30% of the building if he uses it for commercial purposes?

R. Allard explained that this was just for home occupancies his would fall under a different category.

A. Knapp explained that 7.4 was for home business.

Morgan asked when would a small business have to pay commercial taxes?

Conner explained for local taxes there's no such thing as commercial taxes so the property taxes that you pay to the Town are the assessed value of the property. Conner explained that the assessed value of a commercial property might higher because commercial would be assessed more than someone's house because of fair market value was higher.

A. Knapp explained that you can have a commercial business in your home.

Morgan asked at what level would a business in your home change to a commercial business?

Conner explained that the Zoning ordinance intends to define that a certain amount of square footage of your home, employees.

A. Knapp closed public comment.

Below was what would go for public hearing on January 3, 2023.

PROPOSED 2023 ZONING AMENDMENTS

Are you in favor of the adoption of Amendment #X to the Barrington Zoning Ordinance as proposed by the Planning Board to amend the Zoning Map by changing Tax Map 251 Lots 64 & 65 from General Residence to Regional Commercial? ~~This proposed change reflects the current commercial use of these properties and to increases the opportunities for commercial development in this location?~~

Are you in favor of the adoption of Amendment #X to the Barrington Zoning Ordinance as proposed by the Planning Board to amend Section 7.3 regarding home occupations as follows: to require that home occupations be conducted entirely within the structure of the single family dwelling, to limit the square footage of the home occupation to 30% or 500 square feet, whichever is less, and to limit the number of non-resident employees to one?

Are you in favor of the adoption of Amendment #X to the Barrington Zoning Ordinance as proposed by the Planning Board to amend Section 7.4(7) regarding home businesses to clarify that the entire home business, including storage, is limited to an accessory or primary dwelling structure or an outside area which is adequately screened, and to reduce the amount of area the home business may occupy from 4,500 square feet to 2000 square feet or 10% of the lot, whichever is less?

Are you in favor of the adoption of Amendment #X to the Barrington Zoning Ordinance as proposed by the Planning Board as follows?

To change the zoning of the following ten lots from the Town Center District (TC) to Village District (V): Map 234, Lot 57.1; Map 234, Lot 57; Map 234, Lot 57.2; Map 234, Lot 62; Map 234, Lot 63; Map 234, Lot 64; ; Map 234, Lot 65; Map 234, Lot 66; Map 234, Lot 79; Map 234, Lot 77.

Are you in favor of the adoption of Amendment #X to the Barrington Zoning Ordinance as proposed by the Planning Board as follows: Amend Article 18 Definitions for Attached Building: A building having any portion of one (1) or more walls in common with adjoining buildings. *connected by a common roof?*

~~Are you in favor of the adoption of Amendment #X to the Barrington Zoning Ordinance as proposed by the Planning Board as follows: Remove Section 3.1.8 Signage regarding compliance requirements, removal of signs and signs as abandoned property, as Article 20 of the Ordinance comprehensively regulates signs and Section 3.1.8 is redundant and unnecessary?~~

Are you in favor of the adoption of Amendment #X to the Barrington Zoning Ordinance as proposed by the Planning Board as follows: Amend Section 20.8.4 regarding temporary signs to allow temporary signs in the General Residential (GR), Neighborhood Residential (NR), Village District (V), Town Center District (TC), Highway Commercial District Overlay (HCO) and Regional Commercial (RC) ~~GR, NR, V, TC, HCO and RC~~ Zoning Districts to allow additional temporary signs within 60 days of an election, provided they comply with the requirements of the ordinance?

Are you in favor of the adoption of Amendment # to the Barrington Zoning Ordinance as proposed by the Planning Board to increase the required lot size in the General Residential (GR), Neighborhood Residential (NR), Village District (V) (residential) ~~GR, NR, VD~~ (residential) Districts from 80,000 square feet to 120,000 square feet and to increase the required amount of frontage in the GR, NR, and VD residential Districts from 200 feet to 250 feet?

~~Are you in favor of the adoption of Amendment # to the Barrington Zoning Ordinance as proposed by the Planning Board: to amend the definition of structures to include "poles or pilings" but to provide that poles or pilings shall not be construed as structures for the purposes of setback requirements?~~

- B. Discussion on not holding work session in January due to Public Meetings for Zoning Amendments. Vote to Cancel the January 20,2023, if Board decides to not hold a session.

A motion was made by _____ and seconded by _____ to cancel the January 20, 2023 work session. The motion passed unanimously.

Roll Call:

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

6. OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

7. ADJOURN

Meeting adjourned at 7:55 p.m.

A motion was made by _____ and seconded by _____ to adjourn the meeting at 7:55 p.m. The motion passed unanimously.

Roll Call:

D. Massucci-Yay

J. Cappiello-Yay

J. Driscoll-Yay

B. Tessier-Yay

R. Allard-Yay

A. Knapp-Yay

Adjourn the Planning Board Meeting. The next Planning Board meeting is a Public Hearing on January 3, 2023, at 6:30 PM.

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