



Meeting Minutes
Town of Barrington Planning Board
Public Hearing
March 7, 2023, at 6:30p.m.
(Approved March 21, 2023.)

1. CALL TO ORDER

2. ROLL CALL

Members Present: Ron Allard, John Driscoll, Buddy Hackett, Andy Melnikas, Bob Tessier, Joyce Cappiello

Members Absent: Andy Knapp, Donna Massucci

3. REVIEW AND APPROVAL OF MINUTES

A. Review and approve minutes of the February 7, 2023, meeting minutes.

A motion was made by R. Allard and seconded by A. Melnikas to approve the meeting minutes of February 7, 2023, to approve as written. The motion passed unanimously.

Roll Call:

R. Allard-Yay
J. Driscoll-Yay
B. Hackett-Yay
A. Melnikas-Yay
B. Tessier-Yay
J. Cappiello -Yay

4. STAFF UPDATES -TOWN PLANNER

A. March 21, 2023, Work Session meeting with Conservation Commission & Discuss Zoning Articles to work on and discussion of Planning Board Goals for 2023.

V. Price explained that the Conservation Commission would be at the meeting of March 21, 2023, to talk about the wetlands. V. Price explained that the decision would be if the Board was going to move forward with this or not. V. Price explained that they would also discuss zoning articles to work on and discuss Planning Board Goals for 2023.

B. Updates to the Subdivision Regulation to be discussed at Work Session April 18, 2023.

V. Price explained that the Board would discuss the Subdivision Regulations at the work session at the April 18, 2023 meeting with CMA Engineers. V. Price explained that they are partnering with them to go through the regulations. They would work with the Planning Board on Subdivision first then Site Review.

C. Master Plan Chapters Transportation & Land Use Chapters nearing completion for May 16, 2023, Final Meeting presentation as public meeting to the Board.

V. Price explained to the Board that they had a meeting this past Monday for the Land Use Chapters and the Monday before was on the Transportation Chapter. Both are near completion. V. Price explained that they are looking to have a public work session at the May 16, 2023, meeting.

5. ACTION ITEMS-CONTINUED APPLICATION

- A. [234-25-1-V-22-3Lots \(Owners: TBS Construction, LLC\)](#) Request by applicant are proposing 3 new lots with two lots in the back and one standard lot off Franklin Pierce Highway (aka Route 9) with a private driveway to access two single family lots (Map 234, Lot 25-1) in the Village Zoning District. BY: Christopher Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.

A motion was made by R. Allard and seconded by B. Tessier to continue application for TBS Construction, LLC to April 4, 2023. The motion passed unanimously.

Roll Call:

R. Allard-Yay
J. Driscoll-Yay
B. Hackett-Yay
A. Melnikas-Yay
B. Tessier-Yay
J. Cappiello-Yay

- B. R. Allard moved agenda item 6C under continued application.

[240-8-NR-23-Sub \(23\) \(Owner: Norma Bearden\)](#) 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.

A motion was made by R. Allard and seconded by B. Tessier to continue application for 23 lots on Young Road to April 4, 2023. The motion passed unanimously.

Roll Call:

R. Allard-Yay
J. Driscoll-Yay
B. Hackett-Yay
A. Melnikas-Yay
B. Tessier-Yay
J. Cappiello-Yay

6. ACTION ITEMS – NEW APPLICATIONS

- A. [270-26-RC-23-SR \(Owners: Eric Burgess-Burgess Landscaping Services\)](#) Request by applicant for a minor site plan change in the removal of temporary structures and to construct two permanent structures. A 2,400 s.f. building with office and storage space and a 2,400 s.f. pole barn to house various landscaping equipment at 135 Old Concord Turnpike (Map 270, Lot 26) in the Regional Commercial Zoning District. BY: Stephen J. Haight, P.E., Civilworks New England; PO Box 1166; Dover, NH 03821.

R. Allard gave a brief description of the application.

Jase Gregoire from Civilworks New England represented Eric Burgess from Burgess Landscaping Services. Jase explained that the applicant was looking for site approval for Map 270, Lot 26. Previously, it was before the Board in 2019. Jase explained that there are some temporary structures on the property that he would like to consolidate into permanent structures. Jase explained that one would be for an office, storage space along with a pole barn to house various landscaping equipment. Jase explained that they are going to use the existing gravel area showed that was where the trucks and trailers were now.

R. Allard stated there was no parking plan.

Jase explained that they would be using the existing gravel area. That was where they park their truck and trailer now. Jase explained that when the employee comes in for the day, they take trucks out then park their personal vehicles in the gravel area.

B. Tessier asked if there was any change in use. Such as, not selling mulch now or anything like that.

Eric explained they are going to swap out the existing temporary structures and have a more permanent structure system. Eric explained that the temporary structures would be removed.

Jase showed the location of the office building in the main building and described the location of where the pole barn would go.

R. Allard stated that there was no parking plan. The regulations have a table for the parking spaces for the buildings, and it needs to be shown on the plans. R. Allard explained one space for each employee, 10 spaces would be adequate.

R. Allard stated they showed four offices in their plan and showed a lighting plan.

Jase stated that they do have a lighting plan.

R. Allard discussed that the lighting plan and the renderings don't match and need to be fixed.

Jase explained the proposed conditions have the lighting plan.

R. Allard stated that depending on where you put your parking you would need lighting. The wall mounted lighting shown was fine.

B. Hackett asked about a landscaping plan.

Jase explained that they do have a landscaping plan. They are so far off the road they would like to leave the condition of the existing vegetation as the landscaping. The existing gravel is to be kept as gravel.

R. Allard asked how far back from the road are they?

Eric stated three to four hundred feet from the road.

V. Price addressed the board there is a waiver for drainage.

Jase explained they requested a waiver on the drainage since that there was no change in use, and they are using the same gravel areas they are just taking out temporary buildings and replacing with permanent buildings. No further impervious area.

B. Hackett asked what the hours of operations are.

Eric stated that the hours of operation would be 6:00 a.m. to 6:00 p.m.

R. Allard explained that they should have lighting above all the doors.

A motion was made by R. Allard and seconded by J. Driscoll to accept the application for Burgess Landscaping Services as complete. The motion passed unanimously.

Roll Call:

R. Allard-Yay

J. Driscoll-Yay

B. Hackett-Yay

B. Tessier-Yay

J. Cappiello-Yay

R. Allard opened the public comment.

R. Allard closed the public comment.

Requested Waivers:

The requirement of landscaping and screening, from Article 3, Section 3.5.10 of the Site Plan Review Regulations; to keep the natural vegetative buffer.

A motion was made by R. Allard and seconded by J. Driscoll to grant the waiver Article 3, Section 3.5.10 to keep the natural vegetative buffer 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:

R. Allard-Yay

J. Driscoll-Yay

B. Hackett-Yay

B. Tessier-Yay

J. Cappiello-Yay
A. Melnikas-Yay

The requirement of design computations for drainage, from Article 4, Section 4.7.2 of the Site Plan Review Regulations.

A motion was made by R. Allard and seconded by B. Tessier to grant the waiver Article 4, Section 4.7.2 for drainage 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:

R. Allard-Yay
J. Driscoll-Yay
B. Hackett-Yay
B. Tessier-Yay
J. Cappiello-Yay
A. Melnikas-Yay

R. Allard explained that he would like to see the parking and lighting updated because they don't follow a category.

B. Tessier asked if the number of employees was changing.

Eric stated that they are not currently changing.

V. Price read Conditions Precedent:

Date of Application: February 14, 2023

Date Decision Issued: March 7, 2023

Case File #: 270-26-RC-23-SR

NOTICE OF DECISION

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built/s 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: 270-26-RC-23-SR: Request by applicant for a minor site plan change in the removal of temporary structures and to construct two permanent structures. A 2,400 s.f. building with office and storage space and a 2,400 s.f. pole barn to house various landscaping equipment at 135 Old Concord Turnpike (Map 270, Lot 26) in the Regional Commercial Zoning District.			
Owner: Eric H. Burgess Burgess Landscaping Services		Applicant/Engineer: Stephen J. Haight, PE Civilworks New England	

4 Patriots Lane
Nottingham, NH 03290

PO Box 1166
Dover, NH 03821

Dear applicant:

This is to inform you that the Barrington Planning Board at its March 7, 2023, meeting **CONDITIONALLY APPROVED** your application referenced above.

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

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 12 calendar months to the day, March 7, 2024, the Board's 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) At the March 7, 2023, Planning Board Meeting, Board approved waivers for:
 - i) The requirement of landscaping and screening, from Article 3, Section 3.5.10 of the Site Plan Review Regulations; to keep the natural vegetative buffer.
 - ii) The requirement of design computations for a drainage study, from Article 4, Section 4.7.2 of the Site Plan Review Regulations.
- b) Hours of Operation: Seven days a week, Sunday – Saturday 6:00AM – 6:00PM

#2) Add the following to the Plan:

- a) Owners' Signature.
- b) Site Civil Engineer Signature.
- c) Professional Land Surveyor Signature.
- d) Architect Signature.
- e) Wetland Scientist Signature.
- f) NHDES Septic Approval Number.
- g) All wetland sizes.

#3) Revise Parking to show ten parking spaces for vehicles.

#4) Lighting Plan revisions to include:

- Low/medium specifications of lighting for the proposed parking area of ten spaces to be added.
- Lighting Plan to match the lighting pages of the building renderings.

#5) Any outstanding fees shall be paid to the Town.

#6) At final submittal, all outstanding comments to applicant from Town Planner for Site Plan Review shall be addressed.

- #7) Prior to obtaining Board signature, the Applicant shall submit three (3) full size paper copies of the site plans, one (1) 11' x 17' copy and .pdf/a format file format with supporting documents as required in Article 3 of the Barrington Site Plan Review Regulations, with a letter explaining how the Applicant addressed the conditions of approval to the Land Use Office.

The Planning Board Chair shall sign and date all plans meeting the conditions of approval. The Board shall endorse three (3) full size paper copies of the site plans for their records and one (1) 11' x 17' copy and .pdf/a format file format for the case file folder.

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.
- #2) The applicants engineer shall certify in writing the improvements have been constructed as approved prior to the issuance of a certificate of occupancy.

(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,

Vanessa Price

Town Planner

cc: File

A motion was made by R. Allard and seconded by B. Hackett to approve the site plan for Burgess Landscaping Services notice of decision as read by the Town Planner. The motion passed unanimously.

Roll Call:

R. Allard-Yay

J. Driscoll-Yay

B. Hackett-Yay

B. Tessier-Yay

J. Cappiello-Yay

A. Melnikas-Yay

- B. 270-71-RC-23-SR (Owners: Holly Grant & Joanne Miller-The Yellow Dog's Barn)**
Request by applicant proposing minor site plan to add a gazebo on site at 136 Old Concord Turnpike (Map 270, Lot 71) in the Regional Commercial Zoning District.

R. Allard gave a brief description of the application.

Holly Grant and JoAnn Miller are present from The Yellow Dog's Barn. Holly explained to the Board that they are proposing to add a gazebo outside their front door.

V. Price explained that the reason that they are before the Board was because they are commercial property and for any changes to the site, they would need to come back to the Planning Board.

R. Allard asked if the gazebo was over the front door and explained that they would need lighting at the front door.

Holly explained that they have a light right above the front door and the gazebo would be right in front of that.

R. Allard explained that the light would be blocked by the gazebo and the walkway.

V. Price had Holly point out on the site plan the location of all the lights.

Holly explained that there are four lights and showed the locations on the plan.

R. Allard asked how high the lights are.

B. Tessier asked if there were on the second story at the peak.

Holly explained that there was one on the taller part of the barn and on the other side of the barn that was a one story there was a light there.

R. Allard explained that the gazebo was going to cause a shadow and it's going to be dark. R. Allard asked if there was going to be lighting in the gazebo?

B. Hackett explained that if it's not a permanent structure he felt that they didn't need to change their lighting plan.

R. Allard explained that the lighting levels were appropriate for their use and now the gazebo would be at the entrance. R. Allard suggested they can put up LED string of lights in the middle of the gazebo.

A motion was made by R. Allard and seconded by J. Driscoll to accept the application for The Yellow Dog Barn as complete. The motion passed unanimously.

Roll Call:

R. Allard-Yay

J. Driscoll-Yay

B. Hackett-Yay

B. Tessier-Yay
J. Cappiello-Yay
A. Melnikas-Yay

R. Allard opened the public comment.

R. Allard closed the public comment.

V. Price read the Requested Waiver:

**The requirement to have all site plans prepared and stamped by a professional engineer.
Waiver from Article 3 due to using a previously approved site plan.**

A motion was made by R. Allard and seconded by J. Driscoll to grant the waiver from Article 3 to have all site plans and stamped by a professional engineer 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:

R. Allard-Yay
J. Driscoll-Yay
B. Hackett-Yay
B. Tessier-Yay
J. Cappiello-Yay
A. Melnikas-Yay

V. Price read the notice of decision:

NOTICE OF DECISION

Date of Application: February 13, 2023

Date Decision Issued: March 7, 2023

Case File #: 270-71-RC-23-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 proposing minor site plan to add a gazebo on site at 136 Old Concord Turnpike (Map 270, Lot 71) in the Regional Commercial Zoning District.			
Owners/Applicants: Holly Grant & JoAnne Miller The Yellow Dog's Barn			

136 Old Concord Turnpike
Barrington, NH 03825

Dear applicant:

This is to inform you that the Barrington Planning Board at its March 7, 2023, meeting **APPROVED** your application referenced above. The approval for a minor site plan to add a 12' x 10' gazebo with large LED clear lights along the middle of the gazebo.

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

Any changes to the site used for the operation of the business will require reapplication and review by the Planning Board.

At the Planning Board Meeting, the Board approved waivers:

- i.) The requirement to have all site plans be prepared and stamped by a professional engineer. Waiver from Article 3 due to using a previously approved 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 R. Allard and seconded by A. Melnikas to approve the site plan for The Yellow Dog Barn notice of decision as read by the Town Planner. The motion passed unanimously.

Roll Call:

R. Allard-Yay
J. Driscoll-Yay
B. Hackett-Yay
B. Tessier-Yay
J. Cappiello-Yay
A. Melnikas-Yay

7. CLASS VI/PRIVATE ROAD APPLICATION

- A. Review of a request for a building permit for Joseph Kuchman, at 42 Castle Rock Rd. ([Map 224, Lot 72](#)) Category 2 on a Class VI/Private Road.

R. Allard read a brief description of the application for a Class VI/Private Road application.

Joseph Kuchman owner of 42 Castle Rock Road explained to the Board that he would like to replace the home there with a ranch style home in the existing footprint of the home, but smaller.

R. Allard opened the public comment.

Dan Ayer explained he owns lots on Castle Rock Road and he belongs to the association and saw no issue with the property. Mr. Ayer stated Joseph was also a member of the association.

R. Allard closed the public comment.

The Board agreed to send the standard letter to the Select Board supporting the applicant.

8. OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

B. Hackett explained that he would like his name plate changed because does not go by Robert he has gone by Buddy for over 30 years. B. Hackett explained that all forms that he makes out have his alias which was Buddy. B. Hackett explained that he would attend the Select Board meeting as a concerned citizen. B. Hackett explained that he doesn't want to be known as Rob or Robert in this Town.

The Board supports the name plate change.

9. ADJOURN

Meeting adjourned at 7:28 p.m.

- A. Adjourn the Planning Board Meeting. The next Planning Board meeting is a Work Session on March 21, 2023, at 6:30 PM.

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