



**MEETING MINUTES  
FOR  
BARRINGTON PLANNING BOARD  
**IN PERSON LOCATION**  
Early Childhood Learning Center  
77 Ramsdell Lane  
Barrington, NH 03825**

**OR**

**You are invited to appear by audio phone or computer see below:**

**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: 797901773# OR link [barrington.nh.gov/pbmeeting](http://barrington.nh.gov/pbmeeting)**

**(Approved March 15, 2022)  
Tuesday, March 1, 2022  
6:30 p.m.**

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

**ROLL CALL**

**Members Present**

Jeff Brann, Vice Chair  
Steve Diamond (remotely)  
Andy Knapp ex- officio  
Ron Allard  
Donna Massucci

**Members Absent**

Buddy Hackett  
Andrew Melnikas

Code Enforcement Officer: John Huckins  
Staff: Barbara Irvine  
Town Administrator: Conner MacIver  
Planning Consultant: Carol Ogilvie (Remotely)

**MINUTES REVIEW AND APPROVAL**

**1. Approval of February 15, 2022, meeting minutes.**

[Barrington Planning Board Meeting Minutes/bi](#)  
[March 1, 2022/](#) pg. 1 of 16

*A motion was made by A. Knapp and seconded by J. Brann to approve the meeting minutes of February 15, 2022, as written. The motion carried unanimously.*

Roll Call:

D. Massucci-Yay

R. Allard-Yay

A. Knapp-Yay

S. Diamond-Yay (Remotely)

J. Brann-Yay

## **DESIGN REVIEW**

2. **234-77-TC-22-Design (Owners: Paul & Linda Thibodeau)** Request by applicant for a Design Review for a proposal for four one-bedroom and one two-bedroom residential units to the north of the lot and proposing a single commercial building 40' x 120' on the southern side of Franklin Pierce Highway (Map 234, Lot 77) on a 3.4-acre lot in the Town Center Zoning District. BY: Scott Cole, Beals Associates PLLC; 70 Portsmouth Avenue 3<sup>rd</sup> Floor; Stratham, NH 03885.

J. Brann gave a brief description of the application.

Scott Cole from Beals Associates explained to the Board that he would like to continue the application until the next meeting on April 5, 2022.

*A motion was made by R. Allard and seconded by J. Brann to continue the application to April 5, 2022, with materials to the Land Use office by March 21, 2022. The motion carried unanimously.*

Roll Call:

D. Massucci-Yay

R. Allard-Yay

A. Knapp-Yay

S. Diamond-Yay (Remotely)

J. Brann-Yay

## **ACTION ITEMS**

3. **204-12&13-GR-22-LL (Owners David A. & Sylvia L Berry Irrevocable Trust)** Request by applicant to adjust lines to rotate the southerly boundary line of Lot 12 to the north and move the current rear boundary to the easterly edge of the Berry River. This would result in Lot 12 with 8.29 acres and Lot 13 with 19.84 acres on 336 & 352 Second Crown Point Road in the General Residential Zoning District. BY: Chris Berry, Berry Surveying & Engineering, 335 Second Crown Point Road; Barrington, NH 03825.

J. Brann gave a brief description of the application.

Chris Berry from Berry Surveying and Engineering represented Daniel and Tara Berry. Chris gave a description of the Berry Compound and where everything was located on the plan. Chris explained that they were doing a Lot Line between Lots 12 and Lot 13. Chris explained that Lot 12 would have 8.29 acres and Lot 13 would have 19.84 acres.

## **Waivers Requested:**

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### **5.3.1 (6) relating to topographic contours**

*A motion was made by A. Knapp and seconded by R. Allard to grant the waiver of 5.3.1 (6) topographic contours 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.*

Roll Call:

D. Massucci-Yay  
R. Allard-Yay  
A. Knapp-Yay  
S. Diamond-Yay (Remotely)  
J. Brann-Yay

### **5.3.1 (9) relating to wetland identification**

*A motion was made by A. Knapp and seconded by R. Allard to grant the waiver of 5.3.1 (9) wetlands identification 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.*

Roll Call:

D. Massucci-Yay  
R. Allard-Yay  
A. Knapp-Yay  
S. Diamond-Yay (Remotely)  
J. Brann-Yay

### **5.3.1 (15) relating too dimensional requirements, specifically the building setbacks**

*A motion was made by A. Knapp and seconded by J. Brann to grant the waiver of 5.3.1 (15) dimensional requirements 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.*

Roll Call:

D. Massucci-Yay  
R. Allard-Yay  
A. Knapp-Yay  
S. Diamond-Yay (Remotely)  
J. Brann-Yay

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

Roll Call:

D. Massucci-Yay  
R. Allard-Yay  
A. Knapp-Yay  
S. Diamond-Yay (Remotely)  
J. Brann-Yay

J. Brann opened public comment.

J. Brann closed public comment.

J. Brann read Conditions Precedent:



## Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0195

[jhuckins@barrington.nh.gov](mailto:jhuckins@barrington.nh.gov)

### DRAFT NOTICE OF DECISION

Office use only	Date certified:	As built plans received:	Surety returned:
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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.

Re: [204-12&13-GR-22-LL \(Owner\(s\): Jonathan Berry\)](#) Request by applicant for a Lot Line Adjustment at 336 & 352 Second Crown Point Road (Tax Map 204, Lots 12 & 13 in the General Residence District.

BY: Jonathan Berry, Trustee.

**Owner:**

Jonathan Berry, Trustee  
74 A Charles Street  
Rochester, N H 03867

**Applicant:**

Christopher Berry  
Berry Surveying & Engineering  
335 Second Crown Point Road  
Barrington, NH 03825

**Professional:**

Kenneth A. Berry, LLS  
335 Second Crown Point Road  
Barrington, NH 03825

Dated: March 1, 2022

**Dear applicant:**

This is to inform you that the Barrington Planning Board at its March 1, 2022, meeting **CONDITIONALLY APPROVED** your application referenced above.

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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 1, 2023, 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:

#\_This approval incorporates the following waivers from the Barrington Subdivision Regulations:

- a) Section 5.3.1 (6) relating to topographic contours;
- b) Section 5.3.1 (9) relating to wetland identification; and
- c) Section 5.3.1 (15) relating to dimensional requirements, specifically the building setbacks.

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

#3) 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. 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) NA

#2) NA

(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,

John Huckins  
Zoning Administrator

cc: File

*A motion was made by A. Knapp and seconded by R. Allard to approve the Lot Line Adjustment for Map 204, Lots 12 & 13. The motion carried unanimously.*

Roll Call:

D. Massucci-Yay  
R. Allard-Yay  
A. Knapp-Yay  
S. Diamond-Yay (Remotely)

J. Brann-Yay

4. **216-1-GR-22-(3) Sub (Owner: Shane Carter-Noble Homes)** Request by applicant for a proposal for a 3-lot subdivision (Map 216, Lot 1) along with waivers on Parker Mountain Road (aka Route 126) Lot 1 will be 5 acres, Lot 2 will be 2.59 acres and Lot 3 will be 3.07 acres in the General Residential Zoning District. BY: Scott Frankiewicz, NH Land Consultants, PLLC; 683C First NH Turnpike; Northwood, NH 03261.

J. Brann gave a brief description of the application.

Scott Frankiewicz from NH Land Consultants represented Shane Carter from Noble Homes, LLC. Scott explained that this was the same subdivision that he had come before the Board for a Design Review. Scott explained how each lot was designed along with the location of each lot. Scott explained that they incorporated the Road Agent's and other comments into the plan that they received at the Design Review. Scott explained that the common driveway was 16' wide with 2' shoulders, where the emergency turnaround would be located, and the driveway narrowed to 12' to the final lot. Scott explained that there would be a 30' ROW through Lots 1 and 1.01. Scott explained that the drainage was the same as it was discussed at the Design Review and submitted a minor drainage report. Scott explained that all the culverts are at least 15' in size. Scott explained that they submitted three road names (Falcon Ridge will be the preferred road name).

**Waiver Requested:**

**Article 14 (Utility Design Standards) Section 14.1.1 Underground Utilities**

*A motion was made by J. Brann and seconded by D. Massucci to grant the waiver of Section 14.1.1 underground utilities in for the first 125' or the first driveway as not granting the waiver specific circumstances relative to the subdivision or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations. The motion carried unanimously.*

Roll Call:

D. Massucci-Yay  
R. Allard-Yay  
A. Knapp-Yay  
S. Diamond-Yay (Remotely)  
J. Brann-Yay

*A motion was made by R. Allard and seconded by A. Knapp to accept the application as complete. The motion carried unanimously.*

Roll Call:

D. Massucci-Yay  
R. Allard-Yay  
A. Knapp-Yay  
S. Diamond-Yay (Remotely)  
J. Brann-Yay

Scott explained that they are still waiting for the following State permits:

**\*NHDES Shoreland**

**\*Subdivision Approval**

**\*NHDOT Access Permit**

Scott explained that there was a concern about protecting the Isinglass and explained that they have to apply for NHDES Shoreland Permit. Scott explained that they are within 1,500' of the Isinglass and this would be reviewed by the Isinglass River Committee.

J. Brann expressed that this would not need to go for third party review because NHDES Shoreland would be looking at this because the applicant does need a shoreland permit; the area drainage discharges too the Isinglass and it's a protected waterway.

Scott explained that he felt that they would have a Driveway Maintenance Agreement.

John Huckins explained that this was not required but if they offered that could be one of the conditions of approval.

Scott explained that there would be a driveway easement through the first two lots and a driveway maintenance agreement drafted for all three lots to sign. Scott shared a video showing the renderings.

S. Diamond expressed that he previously asked for a profile on the driveway and said that its 1% grade negative grade until it's beyond the ditch line, then quickly transitions to 10% and the regulations state that driveways won't exceed a 10% grade. S. Diamond explained that he felt that it had to be a certain distance for fire truck or ambulances.

John Huckins explained that in the fire code a grade transition not to exceed a 5% and if you go 5% to 5% you get to the 10% so that the vehicle doesn't bottom out. However, John explained that the fire code doesn't apply for one- and two-family drives.

S. Diamond asked how many feet from Parker Mountain does the driveway go.

Scott explained that the driveway ends at 550' and explained that was why they did the turn around.

J. Brann opened public comment.

J. Brann read an email from an abutter:

Hello,

My concern regarding this matter relates to the health and safety of the Isinglass river. How will the town ensure that no poisonous runoff gets into the river, both during construction and after completion. Considering the grade of the lot being subdivided and its proximity to the River, this is of utmost concern. What, if any, repercussions will there be for non-compliance? Has the State environmental department been notified of this project?

Thank you. I will tune in to the meeting later tonight -

Respectfully,

Hilary Parkhurst

Scott explained that they are sending permits to the State addressing the concerns.

J. Brann closed public comment.

S. Diamond asked with that kind of grade with the driveway with the maximum allow there's going to require a

lot of salting.

Scott explained that they are catching most of the runoff from the road and discharges.

A. Knapp asked what the landing was at the bottom of the driveway.

J. Brann asked if a State driveway permit has been applied for.

Scott explained that they have not applied for the permit yet.

J. Brann read Condition Precedents:



**Planning & Land Use Department**  
**Town of Barrington**  
**PO Box 660**  
**333 Calef Highway**  
**Barrington, NH 03825**  
603.664.0195  
[jhuckins@barrington.nh.gov](mailto:jhuckins@barrington.nh.gov)

## DRAFT NOTICE OF DECISION

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built 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: 216-1-GR-22-(3) Sub (Owner(s): Shane Carter. Request by applicant for a three-lot subdivision off a 10.68-acre lot located on Parker Mountain Road in the General Residence District, Tax Map 216, Lot 1.			
<b>Property Owner:</b> Shane Carter Noble Homes, LLC P. O. Box 185 Deerfield, NH 03037  <b>Applicant (Contact):</b> New Hampshire Land Consultants, PLLC 683C First NH Turnpike Northwood, NH 03261  <b>Professional:</b> Scott R. Frankiewicz, LLS New Hampshire Land Consultants, PLLC 683C First NH Turnpike Northwood, NH 03261			



	Dated: March 1, 2022
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**Dear applicant:**

This is to inform you that the Barrington Planning Board at its March 1, 2022 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 six (6) calendar months to the day, by September 1, 2022, 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) This plan received Special Exception approval from the Zoning Board on 12-15-21 for Section 4.1.2 of the Zoning Ordinance.
- b) This approval incorporates a waiver from the Planning Board from Section 14.1.1 of the Subdivision Regulations to allow above-ground utilities from the street up to the first driveway, or for 125 feet, whichever is further.

#2) Add the following to the Plan:

- a) Owners' Signature
- b) DOT Approval #
- c) State Subdivision Approval #'s
- d) Wetland Scientist Stamp and Signature
- e) NHDES Shoreland Permit #
- f) Location of mailboxes
- g) Street name sign and location

#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. 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.

- #2) The applicant's 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,

John Huckins  
Zoning Administrator  
cc: File

*A motion was made by R. Allard and seconded by D. Massucci to approve the 3 lot Subdivision.  
The motion carried unanimously.*

Roll Call:

D. Massucci-Yay  
R. Allard-Yay  
A. Knapp-Yay  
S. Diamond-Yay (Remotely)  
J. Brann-Yay

5. **223-26.57-RC-22-SR (Owner: Joseph Falzone-Route 125 Development)** Request by applicant proposing a multi-use building with residential units above and commercial on the bottom floor on a commercial lot on Calef Highway (aka Route 125) a 3.8-acre lot in the Regional Commercial Zoning District. BY: Scott Cole, Bals Associates, PLLC; 70 Portsmouth Avenue; Stratham, NH 03885.

J. Brann gave a brief description of the application.

Scott Cole from Beals Associates represented John O'Neil from Stonearch Development Corp. Scott explained to the Board that this would be for a multi-use building with eight units above the garages and commercial units on the bottom. Scott explained that there were an additional eight bays behind the units used for commercial space. Scott showed the location of the septic and well, and showed the two drainage features. The drainage will be part of the subdivision behind it that was required by the AoT permit for the Greenhill Subdivision. Scott explained that this lot requires an amended AoT permit that was pending. Scott explained that they had a couple of meeting with Chief Walker and it has good circulation with safe zones around the building with an existing fire cistern on the north side.

Scott explained that they have supplied a lighting plan; they have hired Sharon Incorporated for the design. Scott explained the location of all the lights, and they believe that this meets the

intent of the requirements. Scott explained that they also supplied the Board with a landscape plan that was required. Scott explained that they have provided a plan for vegetation around the garage areas and the sides showing the proposed building. Scott explained that there was a 100' buffer to the subdivision and there would be another commercial lot to the north. Scott explained building elevations are supplied with rendering of the buildings from the architect.

S. Diamond expressed that the commercial use hasn't been stated and would like that clarified.

Scott explained that the use would be commercial on the bottom floor eight units and at this time it would be occupied by Mr. O'Neil's company. Scott explained that they are a large company that had contractors, architects, and personnel in related fields.

John O'Neil explained that these would be a permanent home for his company.

J. Brann explained that this was discussed during Design Review that Mr. O'Neil's company would be there.

John Huckins asked what the use was for the garages in the back.

John O'Neil explained that they would be secondary for the tenants living there.

John Huckins asked if they were going to be used for commercial use.

John O'Neil expressed that the garages out back would be used for commercial purposes.

John Huckins explained that they should have a list of different uses that fit into a category. John explained that way they would not need to come back to the Board if the use would have already been approved.

R. Allard asked if they were talking about the attached garages as a commercial use.

John O'Neil stated the attached garages.

A. Knapp asked about the other garages.

John O'Neil explained that they can be leased by the people on the second floor.

*A motion was made by R. Allard and seconded by J. Brann to accept the application as complete. The motion carried unanimously.*

Roll Call:

D. Massucci-Yay

R. Allard-Yay

A. Knapp-Yay

S. Diamond-Yay (Remotely)

J. Brann-Yay

R. Allard asked what lighting category they picked from.

Scott explained that he sent the Town regulations to the lighting engineer, and they designed per

the regulations.

J. Brann explained that when he looked at the table on page 54 and felt that this falls under the medium category, which would be office parks, residential complex parking. J. Brann explained that they could ask for a waiver for the lighting levels along the outside of the building.

Scott explained that when he zooms in where the higher values are coming from, there's more extreme overlap between the lumens. Scott explained that they have more of an average of 2.0, and they could delete fixtures.

R. Allard explained that that maximum was 4.6.

J. Brann explained that with the location and the 100' buffer, he felt that the Board would want to stay in within the values of the table and decrease the proposed levels. J. Brann explained that Town Site Plan Review regulations 3.8 (5) says the plans need to show the lighting levels in the elevations of the building. J. Brann asked about the AoT amendments because the drainage had to be installed for part of the development. J. Brann asked if the wet pond was part of the subdivision.

Scott stated that was correct.

J. Brann asked about the other pond

Scott explained that pond was being built as part of the overall subdivision and was sized for the proposed commercial use. Scott explained that they need to verify the quantities going to it; that's why they need to apply for the AoT permit.

J. Brann explained that the Board needs to decide if this needs to go for third party review.

John Huckins explained that this went to AoT previously when the subdivision was done.

J. Brann explained that the Planning Board signature block size needs to be corrected and asked where are the benchmarks?

Scott stated there would be a new one as the construction begins and would on the plan.

J. Brann explained that the Fire Chief stated that they need addresses and numbers.

R. Allard asked what side of the building faces the attached garages.

John O'Neil explained that they would be garage to garage.

R. Allard asked where would the residents park?

John O'Neil explained that they would park in front of the garage doors and there was parking out front.

John Huckins explained that the parking in the front was for the business and the parking in the back was for the residents.

J. Brann asked where the residents park would.

John O'Neil asked the Board if they had an issue renting the garage space?

R. Allard stated making it an option.

John O'Neil explained that this was intended to be a requirement.

John Huckins explained that the zoning states that the commercial needs to be on the first floor. John explained that garage uses are considered accessory use not a residential use by zoning definition. John read the definition of mixed-use structure:

**Mixed Use Structure:**

A building which contains dwelling units located above the ground floor of an institutional, civic, office, commercial, or retail building.

John explained that the whole front section would be the retail use.

A. Knapp expressed that he looks at the commercial space in the front and what becomes the second egress out of it.

John O'Neil explained that everything was sprinkled.

A. Knapp explained that there needs to be multiple egresses from any structure.

John Huckins explained that they would have fire separation between each unit per fire code.

A. Knapp expressed if the garage was a separate unit from the commercial unit, it forced entry through the residential entrance.

John Huckins explained to the Board that the egress can not be going through a residential unit. John explained that you can have a door into the garage and a door outside with the residential door at the top with a hallway for either use.

A. Knapp expressed that this doesn't come off like a mixed-use space.

John Huckins explained that it's how the garages out back are labeled for the use, and its use was not a private garage for that residential use that would be considered self-storage unit. John explained that anyone could rent the units doesn't need to be a resident.

R. Allard explained that he felt it needs to be part of the residential unit; would that be a problem.

Scott explained that you need residential parking for the units.

R. Allard explained that they don't have residential parking.

John Huckins explained that if the parking spaces are going to be left there [inside main building] for the residential units that would be a private garage and make that an accessory use, no longer a commercial

use. John explained that if it's going to be that way, they would need to go to the Zoning Board of Adjustment for relief that the back portion was an accessory use with commercial use in the front.

J. Brann asked if the business units out front used the garages out back, as far as zoning goes, would that be an issue?

John Huckins stated no.

A. Knapp explained that they don't have access to the garages.

The Board had a lengthy discussion on the use of the garages in the back.

John O'Neil explained that he intends to have the residents use the detached garage, have tenant visitor parking in front of that garage, and the garages in the main building will be for commercial use, which resolves the zoning issue.

J. Brann opened public comment.

J. Brann closed public comment.

J. Brann asked the Board if they thought that this needs third-party review.

The Board agreed no third-party review.

*A motion was made by J. Brann and seconded by A. Knapp to continue the application until March 15, 2022, with documents due March 8, 2022. The motion carried unanimously.*

Roll Call:

D. Massucci-Yay

R. Allard-Yay

A. Knapp-Yay

S. Diamond-Yay (Remotely)

J. Brann-Yay

## **REPORTS FROM OTHER COMMITTEES**

## **UNFINISHED BUSINESS**

## **OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD**

6. Review of a request for a building permit on Jillette Road, a Private/Class 6 Road, for MaryJane & Martin Coronis ([Map 126, Lot 12.1](#))

*A motion was made by J. Brann and seconded by R. Allard to send the standard letter to the Select Board supporting the 10% improvements and support of the Road Agent comment. The motion carried unanimously.*

Roll Call:

D. Massucci-Yay

R. Allard-Yay

A. Knapp-Yay

S. Diamond-Yay (Remotely)

J. Brann-Yay

7. Review of a request for a building permit at 68 Rocky Point Road, a Private/Class 6 Road, for Dave & Joyce Torrey ([Map 118, Lot 21](#)).

**No action taken**

8. Review of a request for a building permit at 15 Eagle Drive, A Private/Class6 Road, for Edward Friedman ([Map 110, Lot 6](#))

J. Brann gave a description of where the lot was located and that it was a corner lot.

Mr. Friedman explained that the piers are shifting, and they would like to put a foundation under it. Mr. Friedman explained that they would use that space for storage and living space.

John Huckins explained that they are before the Board because the Road Agent stated that it doesn't meet the 16'2'2' minimum width and they would fall under the category three in the Select Board policy. John explained that the applicant was hoping to not have to do anything to the road. They need comments from the Planning Board before they can go to the Select Board.

R. Allard asked what the construction cost would be.

Mr. Friedman explained that the cost would be \$64,000.00.

John Huckins explained that the Road Agent stated that the pavement was only a few years old. John explained that the 1'4' shoulders and wouldn't want to pay the \$6400.00 to upgrade the road.

J. Brann expressed that they still need to do the application and asked whether if they ask for a waiver. J. Brann explained that the Board wasn't going to send a letter tonight on this one.

Conner MacIver explained the process to the Planning Board.

J. Brann expressed that if they don't want to pay the money they would need to ask for a waiver.

Conner MacIver explained to the Board that the Friedmans were only asking the Planning Board for their opinion. Conner explained that the waiver process has five criteria for the request and the appeal would be separate; that goes to the Zoning Board of Adjustment.

R. Allard asked if for a waiver request the Road Agent would go out and report back.

Conner MacIver explained that the departments would report everything back to the Select Board for review.

J. Brann expressed that its premature for the Planning Board to decide and the Friedmans need to decide if they want to apply for a waiver or not.

John Huckins asked if the Board they would be willing to talk to the Friedmans and put in writing to go along with it so that this can be moved forward. John asked if they want the written waiver request.

A. Knapp expressed that the Board would want comments from department heads.

*A motion was made by J. Brann and seconded by R. Allard to move items# 7 & #8 to April 5, 2022.  
The motion carried unanimously.*

Roll Call:

D. Massucci-Yay

R. Allard-Yay

A. Knapp-Yay

S. Diamond-Yay (Remotely)

J. Brann-Yay

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

The next meeting will be on March 15, 2022, at 6:30 p.m. at the ECLC 77 Ramsdell Lane.

Without objection the meeting was adjourned at 9:58 p.m.

Respectfully,

Barbara Irvine