



**Planning Board Members**

Andy Knapp, Chair  
Ron Allard, Vice Chair  
John Driscoll  
Buddy Hackett  
Andy M. (Melnikas)  
Bob Tessier  
Donna Massucci (Alternate)  
Joyce Cappiello (Ex-Officio)

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**MEETING MINUTES**  
**Town of Barrington Planning Board**  
**For April 5, 2022 at 6:30p.m.**

**1. CALL TO ORDER**

A. Knapp called the meeting to order at 6:30 p.m.

**2. ROLL CALL**

**Members Present:** Andy Knapp, Ron Allard, Bob Tessier, John Driscoll, Joyce Cappiello, Donna Massucci (voting member for Buddy Hackett absent)

**Members Not Present:** Buddy Hackett, Andrew Melnikas

**Staff Present:** Town Administrator: Conner MacIver, Town Planner: Vanessa Price, Code Enforcement Officer: John Huckins, Planning & Land Use Administrative Assistant: Barbara Irvine, Planning Consultant: Carol Ogilvie (Remotely)

**3. REVIEW AND APPROVAL OF MINUTES**

A. Review and approve minutes of the March 15, 2022, 6:30 p.m. meeting.

*A motion was made by A. Knapp and seconded by R. Allard to approve the meeting minutes of March 15, 2022, with corrections to lines 248 and 261. The motion carried unanimously.*

Roll Call:

Andy Knapp-Yay  
Ron Allard-Yay  
Bob Tessier-Yay  
John Driscoll-Yay  
Joyce Cappiello-Yay  
Donna Massucci-Yay

**4. DESIGN REVIEW**

A. . [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.

A. Knapp explained to the Board that the applicant withdrew the application

## 5. ACTION ITEMS

- A. **265-11&12-RC-22-SR (Owner: Jeff Sullivan-Rock Iron Repair) Request by applicant proposing to construct a 3,600 s.f. commercial welding and repair facility along with a 3,600 s.f. building in the future on a 3.54-acre lot on Calef Highway Map 265, Lots 11 & 12) in the Regional Commercial Zoning District. BY: Barry Gier, Jones & Beach Engineers, Inc.; 85 Portsmouth Avenue; Stratham, NH 03885.**

A. Knapp gave a brief description of the application.

Barry Gier from Jones & Beach Engineers, Inc. explained that he was representing the applicant Jeff Sullivan from Rock Iron Repair. Mr. Gier explained the location of the proposed and showed the existing conditions of the lot. Mr. Gier explained that the site was to construct Rock Iron Repair with machinery specializing in asphalt, concrete, and concrete plants. Barry explained that most of their work was done off site, but they need a site for machinery, material parts etc. Then intent was to have a 3600 s.f. building with in the future add a 3,600 s.f. building behind it.

Mr. Gier explained the drives parking would be gravel with asphalt apron onto Calef Highway (aka Route 125). Mr. Gier explained that the lot would be serviced by on site well and septic system. Mr. Gier explained that the stormwater would be collected in ditches adjacent to the drive. Then it would be directed to a basin on the southwest corner. Mr. Gier explained that the project does require a Section 9.6 Special Permit for construction in the wetland buffer. The impact would be 1396 s.f. or destruction of the ditch. Mr. Gier explained that the impact was on the west side of the driveway and there was no gravel or drive within the buffer it's just grading in the ditch.

Mr. Gier explained that the applicant met with the Conservation Commission on March 24, 2022, and the project was well received. Mr. Gier explained that if the Planning Board does decide to have a site walk the Conservation Commission would like to attend. Mr. Gier confirmed they are in receipt of the staff comments. Most of the items are easily remedied for correction.

Mr. Gier explained that the Board he needs to look at the Fire Chief's comment regarding the 20' access area around the building and the Town planner suggested drainage to be reviewed by the Town Engineer.

Vanessa Price, Town Planner, explained that her comments were more technical items that the Board may was to discuss later on with the review of the application with Mr. Gier and the checklist during the site review regulations Planning Work Session.

R. Allard explained that the rendering and lighting plan are required.

Mr. Gier explained that they would not have the public come in and it's the employees only. Mr. Gier explained that this was going to be a steel building and there would be a rendering for the next meeting.

R. Allard explained that in Site Review under 3.7 Building Renderings and 3.7 requires renderings on the plans.

John Huckins explained it depends on how you read it if renderings are required or not.

R. Allard explained that he felt that it falls under the low category where there would be industrial employee parking.

Mr. Gier explained that they are not proposing a lighting plan and if the Board decides that they need lighting then they would provide lighting. Mr. Gier explained that they were no public coming in that they felt they would not need lighting.

R. Allard explained that on Table 7 recommended light levels and there are three categories high, medium, and low and no none.

Mr. Gier expressed that if the Board wants a lighting plan, then they would supply a lighting plan.

A. Knapp explained that usually the rendering also shows the lighting and employees are still part of the public to make sure they're protected and safe.

J. Driscoll expressed that they have 11 parking spaces.

Mr. Gier explained that they are not going to have 11 employees they have currently only four employees on staff.

J. Driscoll asked if they are going to have security lighting around.

Mr. Gier stated yes.

A. Knapp reiterated in explain to the applicant that lighting aspect in that if you think about the shoulder months in the winter months ending work they're doing, they're coming home, they're probably leaving before sunup, and they're coming home in the dark.

R. Allard expressed following up with the Conservation Commission it has a significant amount of wetlands with impact. R. Allard explained the septic system was right between the two wetlands and it seems was very tight.

Mr. Gier explained that there was no wetland impact, but the wetland buffer.

John Huckins explained the impact to the wetland buffer but it meet the requirements.

R. Allard expressed concern of septic system between the two wetlands.

John Huckins explained that it meets all the requirements.

A. Knapp asked if the future building was going to tie into the same septic?

Mr. Gier explained that the future building would be for cold storage only no office space.

John Huckins explained the fire department issue with the proposed buildings. Access to within 50 feet of all corners of both buildings, to be able to have that 20 foot access to get around the buildings. He addressed the applicant to meet the fire chief's comments about the site.

Mr. Gier explained he will relook at the building placement to address the fire chief concerns.

R. Allard expressed that commercial development along 125 is good.

Mr. Gier said he will make corrections from the Town Planner, Town Engineer's comments and any other information the board wants for the application on their next presentation.

*A motion was made B. Tessier and seconded by J. Driscoll to accept the application as complete.  
The motion carried unanimously.*

Roll Call:

Andy Knapp-Yay

Ron Allard-Yay

Bob Tessier-Yay

John Driscoll-Yay

Joyce Cappiello-Yay

Donna Massucci-Yay

A. Knapp directed to Mr. Gier if there were other presentation items he would like to discuss.

Mr. Gier wanted to discuss the 9.6 requirements.

R.Allard addressed Mr. Gier to verify the buffer with just construction in the buffer?

Mr. Gier answered that the buffer impact. That is no pavement where we're actually using gravel. It's not payment. Travel is not in the buffer, it's the ditch and the grading associated with the ditch.

R.Allard asked Mr. Gier if the buffer will be less disturbed when Mr. Gier returns to next public hearing to discuss the changes.

Mr. Gier answered he will see how that would change.

John Huckins addressed the board to consider consensus for the third party review and agree with Vanessa Price, Town Planner for the recommendation to the board.

A. Knapp expressed the applicant is requesting the 9.6 because of the impact to the buffer.

John Huckins expressed the applicant doesn't want to discuss how much of the impact to the buffer tonight, due to the need to address comments from the fire chief and site layout.

Mr. Gier want it reviewed to make sure that it all works.

R.Allard expressed that if the site changes it may affect the buffer less.

Mr. Gier agreed.

A. Knapp consensus sending the application for third party review.

A. Knapp asked Mr. Gier if the owner is looking at purchasing or preset building. Or it is very specific to the equipment.

Mr. Gier explained the building is normally 60 feet wide and then, a 60 foot long is pretty standard. You can get them in 20-foot segments but the 60 foot wide is typically as standard. The owner may be able to 80 by 40 foot or something to make it work. Also the buffer impact and therefore we may just have to you know we may have to go with the 80 by 40 or something of that nature just to make that work, the owner is not like he's not opposed to it and it doesn't affect his ability to use the space.

A. Knapp opened public comment.

Stephen Jeffery from 128 France Road explained that his concerns are for the wetlands and wetland buffers. Mr. Jeffery explained that in the ordinance under 9.5.3 read the following:

**Within any required wetland buffer, including by way of example and not by way of limitation, no structures, impermeable surfaces, parking spaces, or construction-related activities, including dredging, filling, and re-grading, shall be permitted, except as noted in Section 9.4 and Subsection 9.5.1.**

Mr. Jeffery explained that this does not include 9.6, and read the following into record:

**9.6 .....Special Permit for Construction in a Wetland Buffer**

A use not otherwise permitted in the wetlands buffer may be undertaken if the Planning Board approves an applicant's request for a Special Use Permit, provided such use is in keeping with the intent and purposes set forth in this Ordinance as permitted in the base zoning district and meets the standards listed below. (Reference – RSA 674:21 II)

Mr. Jeffery explained that when he looked at the application, he felt that it appears to him that some excavation of the wetland buffer and some fill. Mr. Jeffery explained that the Special Use Permit it's also the same thing as Conditional Use Permit. Mr. Jeffery explained that there are three categories of Land Use activities. Stephen explained that the are permitted, prohibited ones and middle ground of uses. Mr. Jeffery explained that Conditional Use Permit was for the middle ground of uses and they don't address the prohibited uses and stated if you were something prohibited, they need to go to the Zoning Board. Mr. Jeffery explained that when he was on the Board these questions were raised and they went to LGC and the municipal association.

**Documents below that Stephen left:**

**Conditional Use Permit and ZO relief**

The conditional use permit is a device that allows the planning board to be flexible in the implementation of innovative land use controls adopted in accordance with RSA 674:21. To the extent that you have adopted wetland protection provisions as "environmental characteristics zoning" under RSA 674:21, I(j), it may be appropriate to consider situations such as you describe as part of a conditional use procedure. However such a process must be described in the ordinance itself, and the ordinance should give you the criteria for making the decision. If those provisions are not in the ordinance, the issue belongs to the ZBA. Planning boards only have jurisdiction to deal with subdivisions and site reviews; they are not the body that deals with relief from the provisions of the zoning ordinance when there is no subdivision or site review pending.

Paul Sanderson LGC

## **NHMA**

**A.** A conditional use permit is a tool used by municipalities to implement "innovative land use controls" adopted pursuant to **RSA 674:21**.

Land use activities can be divided into three categories:

(1) "permitted" uses that are allowed in certain areas without the need for a special permit (such as a single-family home in a residential zone);

(2) prohibited uses that are not allowed in certain areas; and

(3) the middle ground of uses that might be beneficial but can create problems if not controlled properly.

Conditional use permits address this middle ground of uses. By placing certain conditions on them and requiring a separate permit approval process, the municipality can allow property to be used in ways that will benefit the community while still controlling the potential risks.

**A Planning Board may not vary or waive any of the requirements as set forth in the zoning ordinance. McKibbin, 149 NH at 61**

Stephen expressed to the Board that he would keep bringing this up for thoughts that have not heard him bring it up before.

A. Knapp closed public comment.

*A motion was made by R. Allard and seconded by J. Driscoll to continue the application to May 3, 2022.*

*The motion carried unanimously.*

Roll Call:

Andy Knapp-Yay

Ron Allard-Yay

Bob Tessier-Yay

John Driscoll-Yay

Joyce Cappiello-Yay

Donna Massucci-Yay

4. **223-26.58&59-RC-22-SR (Owner: Joseph Falzone)** Request by applicant Josh St. Hilaire from St. Hilaire Motorsports proposing a 17,400 s.f. commercial building to include sales and service with a possible future 10,000 s.f. storage building and loading with associated parking and display area. The proposed area is located on Calef Highway (Map 223, Lots 26.58 & 59) in the Regional Commercial Zoning District. BY: Scott Cole, Beals Associates, PLLC; 70 Portsmouth Avenue; Stratham, NH 03885.

A. Knapp gave a brief description of the application.

Scott Cole from Beals Associates represented Josh St. Hilaire from St. Hilaire Motorsports. Mr. Cole explained that Josh has a business currently in Town on Calef Highway (aka Route 125) that they are growing out of. Mr. Cole explained that this site plan application was for 2 lots Map 223, Lots 26.58 & 59. Mr. Cole explained the location would be two lots along Calef Highway (aka Route 125) that if you look at Signature Drive this would be on the northern end this would be a total sum of 8.8 acres. Mr. Cole explained that the use would be commercial office space and retail. Mr. Cole explained the location of everything on the colored plan.

Mr. Cole explained that they are proposing two building which would be Phase I would be the main building with the office space and retail space, parts department, service bays and a show room. Mr. Cole explained that Phase II would be a 10,000 s.f. building to the south that would be a warehouse or storage building with a semi-truck loading station. Scott explained that they have adequate parking proposal in front on the side of the building and additional gravel parking area. The access would be off Calef Highway (aka Route 125).

Mr. Cole explained that they contacted Vanasse & Associates Transportation Engineers and they did a major study on Calef Highway (aka Route 125) and Franklin Pierce Highway (aka Route 9) intersection for the Ridge of Greenhill Subdivision. Mr. Cole explained that in the original subdivision this driveway was left as an easement due to the cost the subdivision was resigned and now this would be just a functional driveway. Mr. Cole explained the drainage functions on the site there was a very large drainage feature was a large sand filter that was accepted by AoT NHDES. Scott explained that they have proposed catch basins to catch the rain runoff coming up and underdrains tie together.

Mr. Cole explained that they did meet with Chief Walker for fire protection and explained that they do have a minimum 22' aisle all the way around the phase I building. Mr. Cole explained that they have additional to the requirements a proposed 30,000-gallon fire cistern the cistern supplies function to the phase one building and would with a storage tank if needed. Mr. Cole explained that Chief Walker said if proposed storage about 12' may or may not need to be sprinkled in the Phase II building.

Mr. Cole explained that they have supplied a full lighting plan designed a lighting engineer. Mr. Cole explained that the in the regulations as a medium light category and stated that he didn't like the light at the entrance this could distract driving but stated that was up to the Board because its on private property. Mr. Cole explained that he has done others and tries to keep away from the highway but that was his opinion.

Mr. Cole explained that Josh has supplied rendering that he and his architect did. Scott explained for the engineer review they are required to go to AoT.

Josh St. Hilaire owner of St. Hilaire Motorsports explained to the Board that Landscaping was brought up part of the conversation then. Mr. St. Hilaire expressed that he wasn't clear if there was a requirement for shrubbery or trees. Mr. St. Hilaire explained that he would like mowed manicured grass maybe some nice Barrington Planning Board Meeting Minutes/VP  
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stone in the front of the road frontage. St. Hilaire explained that they would prefer not to maintain shrubbery and trees. Josh explained that they would like to keep the front clean cut as possible.

John Huckins explained that in Site Review 4.10.3 Preservation of Existing Vegetation would give options. John asked if they planned on cutting all the trees in the front.

Mr. St. Hilaire expressed that was their plan.

J. Driscoll asked if it was going to be sprinkled system to keep green.

Mr. Cole explained that irrigation hasn't been discussed.

John Huckins explained that they can't use the system.

J. Driscoll explained that you would need a separate well.

Josh asked if there were businesses in Town that have sprinklers in the ground.

J. Driscoll most have irrigate of 50 feet section of trees, bushes and probably not requiring irrigation.

Josh expressed that trees get larger this was his concern.

J. Driscoll explained that fruit trees grow to 10 feet.

Josh will check out other sites.

A. Knapp explained that under 4.10 Landscaping Design and Screening Standards it says **"The existing landscaping of Barrington is diverse, containing natural wooded environments, orchards and open fields as well as wetlands and streams. New Developments should be respectful and sensitive to Dominant landscape character of Barrington as a whole."**

A. Knapp explained does this fall in the general guideline of what Barrington was in align with?

John Huckins asked the Board if they did some low line landscaping something that was not big and powerful or more trees.

St. Hilaire expressed that he would like to try and avoid trees specifically if possible. He explained that if he had to do something he would like to do flower beds.

J. Driscoll explained low bushes like azalea bushes or wildflower gardens.

J. Cappiello asked if in the language that sustainable design, wildlife habitats in indigenous plant materials so that would be different than grass.

J. Driscoll explained that NHDOT has a wildflower mixture that's made for this area.

John Huckins explained that you plant and mow like grass.



A. Knapp suggested looking at the shrubs at the Turbocam entrance for an idea and this stays relatively low.

St. Hilaire expressed that he would check it out.

R. Allard explained that the lighting plan does not comply and explained that the minimum was .5 on the plan and then minimum for table were .6 so it's a little off. R. Allard explained that the display area that was much higher intensity, but there wasn't really a category for that. R. Allard suggested a waiver for that section.

Mr. Cole asked if that would be for underneath the canopy.

R. Allard stated yes.

Mr. St. Hilaire explained that was a late edition.

R. Allard explained that was a good idea to display them brighter but its not covered under the table so it would probably need a waiver request.

John Huckins asked what section this was in.

R. Allard explained that it was on Table 7 where we have the high, medium, and low categories. R. Allard explained that they are in the medium category and the minimum of 2.6 and they are in.5 on the chart. R. Allard explained that the display area was much higher and much brighter that makes sense but doesn't comply with the regulations. R. Allard suggested that in the future for phase II they may want to consider that the loading dock you may want to take the stuff off the building outside. R. Allard suggested an entrance on the side may want to consider in the future.

Mr. Cole asked if R. Allard if he was talking about Phase II.

R. Allard stated that was correct.

Mr. Cole explained that the paved apron in the rear would be so they could access it at normal grade driving in and out.

J. Driscoll expressed that was a good question as regards to that point.

Mr. Cole explained that they did discuss with the Fire Chief, and he need hose access within 150' of all points of the building. Scott explained that the building would be 100' x 100' which was shown on the plan.

J. Driscoll explained that on sheet 1 & 2 on the location in the upper left-hand corner shows lots 58 & 59 and on page 3 & 4 indicates its at 57.

Mr. Cole explained that he would correct that.

A. Knapp asked if there was going to be signage other than what's in the rendering on the building. Scott suggested the signage on the north side of the driveway as you come in a pedestal sign need to

determine what they're going to have.

Mr. St. Hilaire stated he would want a business sign

John Huckins explained that the sign needs to be 15' back and a total of 96 s.f..

Mr. St. Hilaire asked if you could have lighted signs no LED signs?

John Huckins stated that was correct no rolling signs.

A. Knapp stated that signs are in Article 20 in Zoning.

J. Driscoll asked about lights spilling over onto Route 125 and though he read something that NHDOT was requiring to clear better sightlines at the entrance.

A. Knapp asked about the turning lanes turning into the facility he thinks of a motorsports business he thinks of a vehicle with a trailer on back that would be hauling something. A. Knapp expressed that this would cause a slowdown in making sure there's enough room to get off the roadway. A. Knapp expressed that it looks like 12' traveling lane for each side. A. Knapp asked if there was enough room to get someone off the road because that stretch was 55 mph.

Mr. St. Hilaire explained that they have hired a traffic engineer that's going to be doing a study on our existing business now and they basically they spend a few days recording our traffic and many different points of interest. He explained at that time that would go to NHDOT for the driveway permit.

J. Driscoll explained that on sheet 2 you show raptors and was wondering what it would look like coming off Route 125 looks narrow.

Mr. Cole explained that the new striping which was part of the improvements that would be making shortly. It doesn't look like that right now. Scott expressed that there was adequate room and going northbound with a rather long trailer it would be a little tight.

J. Driscoll asked how often do they get trailers?

Mr. St. Hilaire explained that full size tractor trailers it varies it could be 5 a week or 1 a month.

Mr. Cole explained for NHDOT he would offer at least a bigger radius coming in which would be north to a 50' radius. Scott explained that the striping was proposed because they know that its being built as approved.

D. Massucci asked where the dumpster pad was.

Mr. Cole explained that it was on the northwest side so that the truck can usually come in then back up.

D. Massucci asked if there was going to be speed bumps.

Mr. St. Hilaire explained that they would have concrete pads with curbing up to the building.

D. Massucci asked about handicap parking.

R. Allard explained that it shows on sheet 3.

J. Driscoll asked if the 50' was the display area.

John Huckins explained that they can't have displays in the buffer.

R. Allard asked where the display area was.

John Huckins explained that it was on sheet 2 between the dotted line.

R. Allard asked if the design area was going to have lighting.

Mr. Cole stated no.

D. Massucci asked if there was going to be a test drive area.

Josh stated that there would be a test drive area in the parking lot and at this point they don't have a designated test drive area.

J. Driscoll asked what the height of the building in the rear?

Mr. St. Hilaire explained that there was a 100' greenbelt buffer.

Mr. Cole explained that phase I building per reference of the elevation plans that they supplied has a total height of 27' 4" and Phase II would be higher than that.

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

Andy Knapp-Yay  
Ron Allard-Yay  
Bob Tessier-Yay  
John Driscoll-Yay  
Joyce Cappiello-Yay  
Donna Massucci-Yay

A. Knapp opened public comment.

A. Knapp closed public comment.

Mr. Cole explained that this needs AoT review.

The Board agreed to send to CMA Engineers for Site Review not for drainage.

*A motion was made by R. Allard and seconded by A. Knapp to continue the application to May 3, 2022.  
The motion carried unanimously.*

Andy Knapp-Yay

Ron Allard-Yay  
Bob Tessier-Yay  
John Driscoll-Yay  
Joyce Cappiello-Yay  
Donna Massucci-Yay

## **5. PRIVATE ROADS**

### **A. Review of a request for a building permit at 507 McDaniel Shore Drive, a Private/Class VI Road, for Byard Mosher (Map 124, Lot 10).**

After a lengthy discussion, the Board decided to send the following letter for recommendation to the Select Board on the private road for 507 McDaniel Shore Drive.

The Barrington Planning Board, at the April 5, 2022, meeting objected to the applicant proposing nothing as an alternative to the 10% requirement. The Planning Board recommends the applicant provide details to the Select Board of proposed road improvements he is willing to make in lieu of the 10% of improved value for the continual upgrading of road improvements. The Planning Board's recommendations, in discussion with the applicant, is to provide details for the market value of the continual upgrading of road improvements by the submittal of the market value of improvement(s) to include, but not limit to, culvert cleaning, adding gravel, tree clearing, etc. for 507 McDaniel Shore Drive. The applicant is a current active member of their local road association and coordinates with neighbors for the maintenance of the road and plans to continue this partnership.

The entirety of the current road, from Merry Hill Road to the property at 507 McDaniel Shore Drive, varies in width from 20 feet down to 12 feet in many spots. The majority of the road is a loop with a one-way ingress traffic flow with an egress of a two-way road. The road itself shows the usual signs of winter wear and could use gravel grading. There are many obstacles to widening the road in a lot of areas such as ledges, large rocks, utility poles, wetlands and overgrown vegetation (mainly trees). In addition, there is no established ditch line, due to above mentioned obstacles, which in several locations need maintenance. (Town of Barrington's Road Agent analysis and recommendations.)

### **B. Review of a request for a building permit at 15 Eagle Drive, A Private/Class VI Road, for Edward Friedman (Map 110, Lot 6)**

After a lengthy discussion, the Board decided to send the following letter for recommendation to the Select Board on the private road for 15 Eagle Drive.

The Barrington Planning Board, at the April 5, 2022, meeting objected to the applicant proposing nothing as an alternative to the 10% requirement. The Planning Board recommends the applicant provide details to the Select Board of proposed road improvements he is willing to make in lieu of the 10% of improved value for the continual upgrading of road improvements. The Planning Board's recommendations in conversation with the applicant, is to do a two-foot apron extension onto Eagle Drive, where it meets Golf Course Way. Additional gravel proposed to be added onto Eagle Drive for road transition. Interest by the applicant to join the road association was confirmed.

Eagle Drive does not meet the minimum Town road requirement of 16 feet wide with two-foot shoulders. The current width is 14 feet with marginal shoulders abutting a steep swale. If this project has the requirement to meet the minimum road standard, it does not conform. The road has been paved within the last two years and is in very good condition on Golf Course Way. Care should be taken to protect the existing pavement, especially where driving over the edges. Any damage due to construction should be repaired. Property owner has been advised to join the local road association. (Town of Barrington's Road Agent analysis and recommendations.)

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

### **A. Town Planner Staff Updates**

- Land Use Transportation Master Plan Chapters with the Strafford Regional Planning Commission
- Start with a work session in July was the time frame
- Land Use Chapter was recommended last time updated was in 2016 and Transportation Chapter has never been updated. The original Master Plan was in 2004.
- The Conservation Commission would like to meet with the Planning Board the chair was interested in setting up a subcommittee with two Planning Board members and two Conservation Commission members. Relation to wetland and wetland buffers. Vanessa suggested a subcommittee or part of the Master Plan updates because the Board would be updating the Land Use portion.

A. Knapp suggested do this as part of the Land Use Chapter.

R. Allard suggested what else was the Conservation Commission looking for give in writing what they're are looking for.

### **B. New Land Use Department template for future agenda and notice of decision. Proposed by Vanessa Price, Town Planner.**

### **C. Training Opportunities:**

- a. New Hampshire Municipal Association to come to Barrington on Tuesday, April 12th at 6:00pm to provide a training on Land Use (Planning/Zoning).

### **D. Staff request continuances of cases to be accepted in writing.**

**\*The Board expressed consensus approval that the applicant continuances of cases to be accepted in writing.\***

### **E. Discussion of July and August meeting dates.**

Possible meeting change to July 12, 2022, and July 19, 2022. Discussion of revising August meeting dates. No decision on July and August meetings.

## **7. ADJOURN**

Without objection the meeting was adjourned at 9:36 p.m.

Roll Call:

Andy Knapp-Yay

Ron Allard-Yay

Bob Tessier-Yay

John Driscoll-Yay

Joyce Cappiello-Yay

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Donna Massucci-Yay

The next meeting will be on April 19, 2022, at 6:30 p.m. at the ECLC 77 Ramsdell Lane.

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

### **Visitor Orientation to the Planning Board Meeting**

Welcome to this evening's Planning Board meeting. Copies of agendas and a sign-in sheet are available for visitors.

### **Meeting Access**

#### **In-Person**

Early Childhood Learning Center (ECLC)  
Multi-Purpose Room  
77 Ramsdell Lane, Barrington, NH 03825

#### **Remote Meeting Participation**

Video: [barrington.nh.gov/pbmeeting](https://barrington.nh.gov/pbmeeting)  
Call in: 603-664-0240 and Conference ID:  
797901773#

### **Meeting Materials**

Additional details regarding each agenda item and all supporting documentation can be found online at <https://www.barrington.nh.gov/planning-board>. Please contact the Land Use department with any questions via phone at (603) 664-5798 or email at [planning@barrington.nh.gov](mailto:planning@barrington.nh.gov). Files on the applications and items, above, including the full text of any proposed ordinances, regulations, or other initiatives are available for inspection in the Land Use Department Office, Monday through Thursday from 8:00 a.m. to 3:00 p.m.

### **Special Accommodations**

The Town of Barrington requires 48 hours' notice if the meeting must be modified for your participation or if special communication aides are needed. Please submit requests to the Land Use Department office via phone at (603) 664-5798 or email at [planning@barrington.nh.gov](mailto:planning@barrington.nh.gov).