



---

**MEETING MINUTES**  
**Town of Barrington Planning Board**  
**For April 19, 2022 at 6:30 p.m.**

**1. CALL TO ORDER**

**2. ROLL CALL**

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

**Members Not Present:** Donna Massucci

**Staff Present:** Town Administrator: Conner MacIver, Town Planner: Vanessa Price, Code Enforcement Officer: John Huckins, Planning & Land Use Administrator Assistant: Barbara Irvine, Planning Consultant: Carol Ogilvie (Remotely), Fire Chief: Rick Walker, Road Agent: Marc Moreau

**3. REVIEW AND APPROVAL OF MINUTES**

A. Review and approve minutes of the April 5, 2022, 6:30 p.m. meeting.

*A motion was made by R. Allard and seconded by J. Driscoll to approve the meeting minutes of April 5, 2022, with corrections to lines 475, 497 and 523. The motion carried unanimously.*

Roll Call:

Andy Knapp-Yay  
Ron Allard-Yay  
Bob Tessier-Yay  
John Driscoll-Yay  
Joyce Cappiello-Yay  
Buddy Hackett-Yay  
Andy Melnikas-Yay

**4. WORK SESSION**

A. Town Regulations.

2022 Proposed Amendments to the Subdivision Regulations Rev0405

Attached to the back of the minutes with the changes.

2022 Proposed Amendments to the Site Review Regulations

Attached to the back of the minutes with the changes.

**5. OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD**

A. Staff updates from Town Planner, Vanessa Price.

**B. 6. ADJOURN**

Without objection the meeting was adjourned at 9:45 p.m.

Roll Call:

Andy Knapp-Yay

Ron Allard-Yay

Bob Tessier-Yay

John Driscoll-Yay

Joyce Cappiello-Yay

Buddy Hackett-Yay

Andy Melnikas-Yay

**\*\* 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).

Draft Proposed Barrington Subdivision Regulation Revisions

Article	Current	Proposed	Explanation
4.3(1)	"Pursuant to RSA 676:4, 1(b), a completed application sufficient to invoke jurisdiction of the Board shall be filed with the Board's designee at the Town Offices by the Wednesday before the third Thursday of the month, which is also a minimum of 15 days prior to the public meeting of the Board, at which the complete application is to be submitted formally. Determination of completeness is more fully covered in Section 5.2."	"Pursuant to RSA 676:4, 1(b), <u>the formal application must be delivered at least twenty-one (21) days prior to the Planning Board meeting at which the application is considered for acceptance.</u> Determination of completeness is more fully covered in Section 5.2."	This proposed change updates the regulation to be consistent with the current RSA 674:4, 1(b) and makes the wording consistent with Site Plan Review Regulations.
5.3.1(2)	"Proposed subdivision name. Name and address of person(s) or firm preparing the plan. Said plan must contain the date of preparation, title, north arrow, scale, legend and zoning district(s)."	"Proposed subdivision name. Name and address of person(s) or firm preparing the plan. Said plan must contain the date of preparation, title, north arrow, scale, legend and zoning district(s). <u>A legend shall be placed on the first sheet of the plans. The legend shall show and describe each symbol used on the plan. A legend with applicable symbols shall also be placed on the sheet, or the first sheet of a sub-set, addressing specific systems/aspects of the plans (such as utilities, drainage, landscaping, lighting, etc.).</u> "	Modified to clarify use of legends consistent with forthcoming change to Site Plan Review Regulations. That change is being made to address requirements that were deemed onerous for which the Planning Board has recently been approving waivers to provide relief to applicants.
6.4.2	"When consideration of an application is continued and new information is required, the Board shall specify the deadline for filing this new information. In no case shall it be less than 15 days prior to the meeting. The deadline shall be stated in the motion to continue."	"When consideration of an application is continued and new information is required, the Board shall specify the deadline for filing this new information. In no case shall it be less than 15 days prior to the meeting. <u>Revised materials shall be filed no less than 7 days prior to the meetings.</u> The deadline shall be stated in the motion to continue."	This proposed change addresses a frequent problem with applicants submitting revised materials for consideration within a day or two of a meeting, which does not afford time for the Planning and Land Use Office to distribute the materials to Board members or provide adequate time for the Board to review the revised materials.
8.2.1	"The Board may grant conditional approval of a subdivision application, but the plan will not be signed or recorded until all of the conditions have been met. Conditions of this nature must be fulfilled before the Planning Board may give final approval to an application. Approval will become final only upon further public hearing, upon certification to the Board by its designee, ..."	The Board may grant conditional approval of a subdivision application, but the plan will not be signed or recorded until all of the conditions have been met. Conditions of this nature must be fulfilled before the Planning Board may give final approval to an application. Approval will become final only upon further public hearing, <u>except as delineated in § 2.2 below</u> , upon certification to the Board by its designee, ...	This proposed change/clarification directs reader to exception to public hearing requirement in following subarticle.

Draft Proposed Barrington Subdivision Regulation Revisions

Article	Current	Proposed	Explanation
8.2.3	"Unless otherwise specified within the approval, the applicant shall have six months to comply with the conditions of the approval and have the plan signed by the Board. If the conditions are not met within six months, the conditional approval shall lapse, unless a mutually agreeable extension has been granted by the Board."	"Unless otherwise specified within the approval, the applicant shall have <u>twelve</u> months to comply with the conditions of the approval and have the plan signed by the Board. If the conditions are not met within <u>twelve</u> months, the conditional approval shall lapse, unless a mutually agreeable extension has been granted by the Board."	This proposed change was suggested by the Town Planner based on the observed increase in times for applicants to obtain State and other approvals due to changes in State agencies/processes and the pandemic.
8.2.5	New subarticle	<b>"Revocation of Approval"</b> <i>If an approval is revoked per RSA 676:4-a, which includes failure of the applicant to perform work in accordance with the conditions of approval or within the time limits stipulated in the approval, the revocation process in RSA 676:4-a shall be followed."</i>	RSA stipulates the conditions and process for revoking approvals. This includes expiration of plans per approval (which have to be formally revoked per this RSA). These State requirements are not currently referenced or delineated in Barrington Planning Board regulations.
8.6	"In accordance with RSA 674:39, active and substantial development shall mean the expenditure of at least twenty-five percent (25%) of the infrastructure costs required for a development proposal, as indicated by a subdivision approved by the Planning Board, within twelve (12) months of said approval, where the approved plans have been properly recorded at the Registry of Deeds. Infrastructure shall mean in this instance, the construction of roads, storm drains, water and sewer facilities, or parking lots. Compliance..."	"In accordance with RSA 674:39, active and substantial development shall mean the expenditure of at least twenty-five percent (25%) of the infrastructure costs required for a development proposal, as indicated by a subdivision approved by the Planning Board, within <u>twenty-four (24)</u> months of said approval, where the approved plans have been properly recorded at the Registry of Deeds. Infrastructure shall mean in this instance, the construction of roads, storm drains, water and sewer facilities, or parking lots. Compliance..."	This proposed change updates the regulation to be consistent with the current RSA 674:39.
8.8	"Proper and complete survey monumentation shall be installed on the properties as a condition to final approval of the application. Granite bounds shall be set at the intersection of existing or proposed lot sidelines with existing or proposed streets, iron pins..."	"Proper and complete survey monumentation shall be installed on the properties as a condition to final approval of the application. Granite bounds shall be set at the intersection of existing or proposed lot sidelines with existing or proposed streets. <u>Other methods can be proposed as an alternative to granite bounds in cases where site conditions make their use unfeasible (e.g., a granite wall exists at the boundary location). Iron pins..."</u>	This proposed change addresses a situation where site conditions commonly prohibit the installation of granite bounds but the regulations make no allowance for such conditions so a waiver is required.

Draft Proposed Barrington Subdivision Regulation Revisions

Article	Current	Proposed	Explanation
8.9	<p>"Where no active and substantial work has commenced upon a site, plans that are approved and signed by the Board shall expire one year from the date the plan is signed. 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 subdivision. All other plans must be submitted to the Board for review to insure compliance with these and all other town ordinances and regulations."</p>	<p>"Where no active and substantial work has commenced upon a site, plans that are approved and signed by the Board shall expire <del>two years</del> from the date the plan is signed. 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 extensions for any proposed subdivision. <del>Expired</del> plans must be submitted to the Board for review to insure compliance with these and all other town ordinances and regulations <i>via the normal application process</i>."</p>	<p>This updates the regulation to be consistent with the current RSA 674:39. This change also clarifies the review process for expired plan approval.</p>
12.3.1(3)	<p>"Common driveways may be utilized; however, no more than four (4) houses may share a common drive. If three (3) or more houses are served by a common driveway such driveway shall have a street name approved by the Town. To the maximum extent possible, the shared portion of the drive shall follow the shared lot lines."</p>	<p>"Common driveways may be utilized; however, no more than <del>three (3)</del> <i>lots</i> may share a common drive. If <del>three (3)</del> <i>lots</i> are served by a common driveway such driveway shall have a street name approved by the Town. To the maximum extent possible, the shared portion of the drive shall follow the shared lot lines."</p>	<p>The Planning Board has dealt with multiple cases where a developer has built a "driveway" that provides access to four or more lots but only develops three of the lots and therefore the road is not built to Town standards because there aren't <u>four houses</u> on the driveway. Subsequently someone buys one of the undeveloped lots, discovers the requirement for a four house road be built to Town standards, and comes before the Board seeking relief. The current regulation is also inconsistent with 12.4(1) that requires roads servicing four or more lots be built to Town standards. This proposed change (along with the change to 12.3.1(4)) eliminates any ambiguity and closes the four house loophole.</p>

Draft Proposed Barrington Subdivision Regulation Revisions

Article	Current	Proposed	Explanation
12.3.1(4)	"Where a common driveway serves four (4) houses the roadway shall be built to town specifications, except that the Planning Board may consider a minor reduction in width requirements. Where four (4) lots are served by a common driveway, two (2) of the lots must be located on a public road and meet the frontage requirements in the district. All lots must access directly onto the shared driveway and no curb cuts shall be permitted for the frontage lots to an existing public roadway."	"Where a common drive serves four (4) lots, the roadway shall be built to Town specifications <i>for a private road</i> ."	See explanation for 12.3.1(3). This also clarifies what specification is being referenced.
12.3.1(5)	New sub article	<u>"Driveways longer than 1000 feet shall normally have a turnout every 500 feet to facilitate vehicle movement during an emergency response. The Planning Board may approve a different number and locations for turnouts that result from this requirement if recommended by the Fire Chief."</u>	This proposed requirement was requested by the Fire Chief based on equipment limitations, operations, and experience.
12.3.2 (3)	"Intersection flares At a minimum, single family driveway shall provide a fifteen (15) foot curb radii."	<u>"Intersection flares At a minimum, single family driveway shall provide a fifteen (15) foot curb radii, or as determined by the Road Agent."</u>	This proposed change provides the Road Agent, based on site conditions, allow for larger curb radii for service and emergency truck turnaround

Draft Proposed Barrington Subdivision Regulation Revisions

Article	Current	Proposed	Explanation
12.3.2(7)	"A culvert, with minimum dimensions of 15 inches in diameter and 30 feet in length, shall be required under driveways in the right-of-way of the connecting public street. Under certain circumstances, the Road Agent may determine that a larger culvert is required to address specific site conditions."	"A culvert, with minimum dimensions of fifteen (15) inches in <i>diameter shall</i> be required under driveways in the right-of-way of the connecting public street. Under certain circumstances, the Road Agent may determine that a larger culvert is required <i>or permit use of a culvert twelve (12) inches in diameter to address specific driveway site conditions. Normally a minimum of 12 inches of cover over the culvert is required subject to modification by the Road Agent. The culvert shall extend eight (8) feet out from the edge of the pavement or the beginning of the slope from the driving surface for unpaved drives. Culverts internal to a subdivision shall be sized appropriately per an engineered plan, with a minimum diameter of twelve (12) inches. Requirement of subdivisions engineered for 15 inch culverts under driveways.</i> "	This proposed change provides clarification that culverts may vary in size and length, and are not limited to increases in diameter, based on site conditions as determined by the Road Agent. This clarification also precludes the need for a waiver if culverts of other dimensions are utilized. This proposed revision was discussed with the Road Agent and incorporates his recommendations.
12.3.6	"No driveway shall be permitted on a scenic road designated in accordance with RSA 231:157 unless permitted in accordance with these regulations and Figure 4B – Road Design Standards and Recommendations. A full list of Designated Scenic Roads in Barrington is included in Appendix I."	"No driveway shall be permitted on a scenic road designated in accordance with RSA 231:157 unless permitted in accordance with these regulations and Figure 4B – Road Design Standards and Recommendations. A full list of Designated Scenic Roads in Barrington is <i>available at the Highway Department or the Highway Department page of the Town of Barrington website.</i> "	Updated to reflect proper locations to obtain road designation information.
12.7, Table 2	Please see Attachment 1. Table 2 specifies "Maximum Grade" to be 2% at the intersection with an existing road.	Please see Attachment 1. Added footnote to table allowing grade > 2% for intersections with State roads and renumbered footnotes.	The Planning Board has had to approve waivers for a 4% value when new roads intersect State roads as NHDOT required 4% grade. NHDOT may specify other grades so this allows for the applicant to follow NHDOT specifications without a waiver.

Draft Proposed Barrington Subdivision Regulation Revisions

Article	Current	Proposed	Explanation
12.8.1(3)	"The base course shall consist of twelve (12) inches of gravel, NHDOT Item 304.2, and six (6) inches of crushed gravel, NHDOT Item 304.3. Testing of the materials' gradation (AASHTO T27 and T11) and proctor (AASHTO T99) shall be done at the applicant's expense (See Table 3). These are minimum standards. The amount of base course materials shall be increased in areas of poor soils and for roads carrying commercial/industrial traffic."	<i>"For Table 3 below, the base course shall consist of twelve (12) inches of crushed stone base (course), NHDOT Item 304.5, and six (6) inches of crushed stone base (fine). NHDOT Item 304.4, of Table 304.1, Testing of the materials' gradation (AASHTO T27 and T11) and proctor (AASHTO T99) shall be done at the applicant's expense per Division 300, Section 304 Subsection 3.7. These are minimum standards. The amount of base course materials shall be increased in areas of poor soils and for roads carrying commercial/industrial traffic."</i>	This proposed change incorporates verbiage consistent with changes to Table 3 requested by the Road Agent and adds reference to an applicable State standard.
12.8.1(3) Table 3	Please see Attachment 2.	Please see Attachment 2.	The changes to Table 3 were requested by the Road Agent based on availability/use of materials consistent with current road construction best practices that will improve durability and reduce maintenance of future roads. Footnotes updated to provide clarification and update references.
12.8.1(4)	"Compaction is required for both the subbase and base materials. It shall be performed by using vibrating rollers and water in lifts of no greater than twelve (12) inches. Compaction shall be performed until the required density is achieved. Density shall be determined by AASHTO T238 method and shall not be less than 95 percent of the maximum density determined in accordance with AASHTO T99."	"Compaction is required for both the subbase and base materials. It shall be performed by using vibrating rollers and water in lifts of no greater than twelve (12) inches. Compaction shall be performed until the required density is achieved. Density shall be determined per Division 300, Section 304, of the State of New Hampshire, Department of Transportation, Specifications for Road and Bridge Construction, 2016 or latest edition."	This proposed change updates the reference to State standards.
12.8.2(1)	"A 2-inch lift of pavement meeting New Hampshire Standard Specifications for Road and Bridge Construction, Division 400, Section 401, Table 2, Type B, shall be installed and."	"A 2.5 inch lift of pavement meeting New Hampshire Standard Specifications for Road and Bridge Construction, latest edition, Division 400, Section 401, shall be installed."	This proposed change was requested by the Road Agent to improve the durability and reduce maintenance of future roads based on current best practices. This change also updates the reference.
12.8.2(2)	"A 1-inch lift of pavement meeting New Hampshire Standard Specifications for Road and Bridge Construction, Division 400, Section 401, Table 2, Type E, shall be installed."	"A 1.5 inch lift of pavement meeting New Hampshire Standard Specifications for Road and Bridge Construction, latest edition, Division 400, Section 401, shall be installed."	This proposed change was requested by the Road Agent to improve the durability and reduce maintenance of future roads based on current best practices. This change also updates the reference.



Draft Proposed Barrington Subdivision Regulation Revisions

Article	Current	Proposed	Explanation
12.8.2(3) Table 4	Please see Attachment 3.	Please see Attachment 3.	This proposed change adds temperature values for the new pavement thickness of 2.5". It also corrects an error in the formula in the footnote for converting degrees Fahrenheit to degrees Celsius.
12.8.3	"Shoulders shall be installed on both sides of the street and shall consist of modified crushed gravel, NHDOT Item 304.33. When curbs are installed, this section shall not apply."	"Shoulders shall be installed on both sides of the street and shall consist of modified crushed <del>aggregate</del> , NHDOT Item 304.33. When curbs are installed, this section shall not apply."	This proposed change was requested by the Road Agent based on current material availability and best practices.
12.8.10(2)(c)	"Subbase gravel Subbase gravel is installed and compacted."	"Subbase <del>crushed stone</del> <del>the subbase crushed stone base material is installed and compacted.</del> "	This proposed change was requested by the Road Agent based on current material availability and best practices; consistent with proposed changes to Table 1.
12.8.10(2)(d)	"Crushed gravel Crushed gravel is installed and compacted"	"Crushed <del>stone base</del> <del>Crushed stone base material</del> is installed and compacted."	This proposed change was requested by the Road Agent based on current material availability and best practices; consistent with proposed changes to Table 3.
Appendix 1	BARRINGTON ROADWAY CLASSIFICATION & MILEAGE	Deleted	Listing is now maintained by the Highway Department.
Various articles	Three different fonts used over time during revisions.	Regulation reformatted in Times New Roman	Font selected by the Planning and Land Use Office.
Various articles	Numerous misspellings, missing punctuation, redundant words, and other grammatical/editorial errors.	Errors identified were corrected.	Corrected errors to improve readability of document.

Draft Proposed Barrington Subdivision Regulations Spreadsheet  
Attachment 1

TABLE 2 - INTERSECTION DESIGN STANDARDS				
Description	Terrain Classification			
	Level	Rolling	Hilly	
Approach Speed (mph)	25	25	20	
Clear Site Distance (2)				
Approach (feet)	200	150	150	
At Intersection	IAW SSD for intersection road but not less than 200 feet			
Vertical Alignment				
Maximum Grade	2%	2%	2%	
Distance (feet)	100	100	100	
Minimum Angle of Intersection	90 degrees +/-10 degrees			
Minimum Curb Radius (feet)				
Private/Minor Access	25	25	25	
Major Access	30	30	30	
Collector	35	35	35	
Arterial	40	40	40	
Minimum Centerline Offset from Adjacent Intersection (1)				
Private/Minor Access	125	125	125	
Major Access	150	150	150	
Collector	150	150	150	
Minimum Tangent Length Approaching Intersection (feet)	50	50	50	

- (1) Residential driveways will be considered as minor access roads and commercial driveways as collector roads.  
 (2) Grade may exceed 2% for intersections with State roads when specified by NHDOT.

TABLE 2 - INTERSECTION DESIGN STANDARDS				
Description	Terrain Classification			
	Level	Rolling	Hilly	
Approach Speed (mph)	25	25	20	
Clear Site Distance (1)				
Approach (feet)	200	150	150	
At Intersection	IAW SSD for intersection road but not less than 200 feet			
Vertical Alignment				
Maximum Grade (2)	2%	2%	2%	
Distance (feet)	100	100	100	
Minimum Angle of Intersection	90 degrees +/-10 degrees			
Minimum Curb Radius (feet)				
Private/Minor Access	25	25	25	
Major Access	30	30	30	
Collector	35	35	35	
Arterial	40	40	40	
Minimum Centerline Offset from Adjacent Intersection (3)				
Private/Minor Access	125	125	125	
Major Access	150	150	150	
Collector	150	150	150	
Minimum Tangent Length Approaching Intersection (feet)	50	50	50	

- (1) All site distances shall be computed for both vertical and horizontal curves.  
 (2) Grade may exceed 2% for intersections with State roads when specified by NHDOT.  
 (3) Residential driveways will be considered as minor access roads and commercial driveways as collector roads.

Draft Proposed Barrington Subdivision Regulations Spreadsheet  
Attachment 2

Current

TABLE 3 - ROAD CONSTRUCTION STANDARDS					
Detail	Arterial	Collector	Major Access	Minor Access/ Private Road	Sidewalk/ Bikeway/ Trail
Road Base	18 inches	18 inches	18 inches	18 inches	NA
Gravel	12 inches	12 inches	12 inches	12 inches	NA
Crushed Gravel	6 inches	6 inches	6 inches	6 inches	8 inches
Binder Course	2 inches	2 inches	2 inches	2 inches	NA
Wearing Course	1 inch	1 inch	1 inch	1 inch	2 inches

All road materials and construction methods shall be in accordance with the State of New Hampshire, Department of Transportation, Specifications for Road and Bridge Construction, 1997 or latest edition.

Proposed

TABLE 3 - ROAD CONSTRUCTION STANDARDS (1,2,3)					
Detail	Arterial	Collector	Major Access	Minor Access/ Private Road	Sidewalk/ Bikeway/ Trail
Road Base	18 inches	18 inches	18 inches	18 inches	NA
Crushed Stone Base	12 inches	12 inches	12 inches	12 inches	NA
Crushed Stone Base	6 inches	6 inches	6 inches	6 inches	8 inches
Binder Course	2.5 inches	2.5 inches	2.5 inches	2.5 inches	NA
Wearing Course	1.5 inches	1.5 inches	1.5 inches	1.5 inches	2 inches

1. Thicknesses are compacted values.

2. All road materials and construction methods shall be in accordance with the State of New Hampshire, Department of Transportation, Specifications for Road and Bridge Construction, 2016 or latest reference latest edition.

3. State road construction standards supersede table values for construction of State maintained roads.

Draft Barrington Site Plan Review Regulation Revisions

Article	Current	Proposed	Explanation
2.1.1	N/A	<del>"Technical Review with Town Staff Before planning to submit an application for the review is strongly encouraged to meet with town staff as early as possible in the process. The Town Planner may arrange for a meeting with appropriate department heads to discuss the proposed with the applicant to bring forward any concerns or information the applicant may need to address in the preparation of their application."</del>	Town staff already has this internal procedure
2.2.4(2)	"Professional Legal Services - The applicant shall be responsible for the cost of all professional legal services retained by the Town as part of a project. The applicant shall sign the Agreement for Professional Legal Services form at the time of application. This form is available at the Planning & Land Use Office."	"Professional Legal Services - The applicant shall be responsible for the cost of all professional legal services retained by the Town as part of a project. <del>The applicant shall sign the Agreement for Professional Legal Services form at the time of application. This form is available at the Planning &amp; Land Use Office.</del> "	This proposed change eliminates reference to an agreement that does not exist.
2.4.1	The design review submission is a tool to assist the Applicant in providing complete information for the project. The Applicant shall submit complete drawings and supporting information to address the requirements of the regulations. A complete checklist shall be provided to assist design review. The submittal package shall be checked for completeness. If all the required items are not submitted, the submittal will be returned to the Applicant."	The design review submission is a tool to assist the Applicant in providing complete information for the project. <del>The object of design review is to allow the board the opportunity to understand what is being proposed and for the developer to gather information regarding concerns from the Board, abutters and the public.</del> The Applicant shall submit complete drawings and supporting information to address the requirements of the regulations and the essential characteristics of the site. <del>The submittal package shall be checked for completeness. If all the required items are not submitted, the submittal will be returned to the Applicant."</del> The Applicant is not required to submit a full set of plans that meet the requirements of a formal submittal. A completed checklist shall be provided to assist design review.	This proposed change is based on discussions with the former Town Planner and Board members regarding the purpose and submission requirements for a design review. The current regulations require a level of detail and documentation appropriate for a formal applications but not for a design review. The materials required to be submitted are delineated in the paragraphs that follow.

Draft Barrington Site Plan Review Regulation Revisions

Article	Current	Proposed	Explanation
2.4.2(6) (Also 2.4.5(1), 2.5.1(7), and 2.6.3(6))	Include six (6) sets of plans (three full sets and three sets of only the sheets the Planning Board would sign) as required by Article 3 and in accordance with the requirements for design standards and improvements as outlined in Article 4.	Include <u>three (3) sets of full size revised drawings, twelve (12) sets of 11" x 17" drawings and a pdf format file</u> as required by Article 3, and in accordance with the requirements for design standards and improvements as outlined in Article 4.	This proposed change updates the requirements to be consistent with technology changes, current practice, and stipulations in current Notices of Decision approved by the Planning Board.
<del>2.4.2(7)</del>	<del>"Include seven (7) sets of plans (three full sets and four sets of only the sheets the Planning Board would sign) as required by Article 3 and in accordance with the requirements for design standards and improvements as outlined in Article 4."</del>	<del>Include seven (7) sets of plans (three full sets and four sets of only the sheets the Planning Board would sign) as required by Article 3 and in accordance with the requirements for design standards and improvements as outlined in Article 4."</del>	This proposed change updates the requirements not needed for Design Review.
2.4.2(7)	NA	<i>"Pre-application discussions with the Planning and Land Use Office are encouraged. Statements made during pre-application discussions shall not be binding on the applicant, Planning and Land Use Office or Planning Board."</i>	This new paragraph was requested by the former Town Planner to encourage applicants to engage with Planning and Land Use Office staff early in the application process to preclude problems observed when applicants wait until submitting applications.
2.4.5(3)	"If the Applicant elects to have a design review meeting with the Planning Board, revised plans shall be submitted not later than ten (10) working days prior to the scheduled design review meeting with the Planning Board."	If the Applicant elects to have a second design review meeting with the Planning Board, revised plans shall be submitted not later than <u>seven (7) working</u> days prior to the scheduled design review meeting with the Planning Board.	This proposed changes updates requirement to be consistent with document submission times specified in other articles in current/draft Site Plan Review and Subdivision regulations.
2.5.1(5)	"Be accompanied by the correct application fee, if not already paid under pre-application design review submittal."	"Be accompanied by the correct application fee, <del>if not already paid under pre-application design review submittal.</del> "	This proposed changes updates requirement to be consistent with current processes.
2.5.1(9)	"Include a materials quantity list for all improvements excluding buildings and a summary total for bond estimate for the project."	Include a materials quantity list for all <u>street work and utility installations, improvements excluding buildings</u> and a summary total for bond estimate for the project.	This proposed change clarifies what work is to be included in material list for escrow estimate and makes requirement language consistent with State statutes.
2.5.1(10)	NA	<i>If the Applicant requests an extension, the formal submission from the applicant can be made in a written request or by virtual attendance and will be paid on the next Board's agenda.</i>	This proposed addition is for clarification for the procedure for requesting an extension.

Draft Barrington Site Plan Review Regulation Revisions

Article	Current	Proposed	Explanation
2.5.1(1)	"Include escrow for review cost in sufficient amount determined by the Planning Board. Escrow account shall be periodically reviewed to ensure that sufficient funds are available to cover all review costs and additional escrow shall be provided as needed."	Include escrow for review cost, <del>if applicable</del> , in sufficient amount determined by the <del>Planning Board</del> <i>Town's Engineer and Planning and Land Use Office</i> . Escrow account shall be periodically reviewed to ensure that sufficient funds are available to cover all review costs and additional escrow shall be provided as needed.	This proposed change updates the requirements to be consistent current processes employed for several years with the consent of the Planning Board.
2.5.3	"The Formal Application must be delivered at least fifteen (15) days prior to the Planning Board meeting at which the Application is considered for acceptance...."	"The Formal Application must be delivered at least <del>twenty-one (21)</del> days prior to the Planning Board meeting at which the Application is considered for acceptance. ...."	This proposed changes updates the requirements to be consistent with current State statutes.
2.5.9(1)	NA	<b>"Submitted Materials"</b> <u><i>all materials to be submitted to the Board for consideration shall be submitted prior to the meeting so that Board members, the public, and other Town Departments or consultants may have sufficient opportunity to review the application without unnecessarily rushing the review and/or delaying the proceedings of the meeting. The following shall apply: "</i></u>	This proposed change mirrors language in the Subdivision Regulations on submittal of materials that doesn't currently exist in the Site Plan Review Regulations and brings the two regulations into alignment.
2.5.9(1)a)	NA	<b>"New Materials"</b> <u><i>New materials shall be submitted to the Board at least a minimum of 15 days prior to a meeting when new materials will be considered. "</i></u>	This proposed change mirrors language in the Subdivision Regulations on submittal of materials that doesn't currently exist in the Site Plan Review Regulations and brings the two regulations into alignment.
2.5.9(1)b)	NA	<b>"Continued Meetings"</b> <u><i>When consideration of an application is continued and new information is required, the Board shall specify the deadline for filing this new information. In no case shall it be less than 15 days prior to the meeting. Revised materials shall be filed no less than 7 days prior to the meeting. The deadline shall be stated in the motion to continue. "</i></u>	This proposed change mirrors language in the Subdivision Regulations on submittal of materials that doesn't currently exist in the Site Plan Review Regulations and brings the two regulations into alignment as well as being consistent with Planning Board Rules of Procedure.

Draft Barrington Site Plan Review Regulation Revisions

Article	Current	Proposed	Explanation
2.5.10(3)	"If the Board grants conditional approval of an application, the conditions shall be stated in writing and the plan shall not be signed and released for permit issuance until fulfillment of such conditions."	"If the Board grants conditional approval of an application, the conditions shall be stated in writing and the plan shall not be signed and released for permit issuance until fulfillment of such conditions. <u>Unless otherwise specified within the approval, the applicant shall have twelve months to comply with the conditions of the approval and have the plan signed by the Board. If the conditions are not met, within twelve months the conditional approval shall lapse, unless a mutually agreeable extension has been granted by the Board. Extensions shall be granted only if there have been no amendments to the Zoning Ordinance, Subdivision Regulations, Non-Residential Site Plan Review Regulations, or any other ordinances and regulations which would render the subdivision plan non-conforming, and if all other required permits are still valid.</u> "	The Site Plan Review Regulations do not currently contain requirements for timely completion of precedent conditions, which is a problem identified by the Planning Board needing correction. The added text mirrors requirements in the Subdivision Regulations, which corrects the problem and brings the two sets of regulations into alignment.
2.5.12	"Where no active and substantial work (as defined in Article 12, Definitions) has commenced upon a site, plans that are approved and signed by the Board shall expire one year from the date the plan is signed. An extension, ..."	Where no active and substantial work (as defined in Article 12, Definitions) has commenced upon a site, plans that are approved and signed by the Board shall expire <del>one</del> <u>two</u> years from the date the plan is signed (see <u>§11.05.1.6.7.4.39(2)</u> ). An extension, not to exceed one year, may be granted for at least thirty days prior to the expiration date. <u>If the applicant requests an extension, the formal submission from the applicant, even be made in a written request or by virtual attendance and will be put on the next Board's agenda.</u> 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 insure compliance with these and all other town ordinances and regulations.	This proposed change corrects a reference and updates requirement consistent with current State statutes (and current practice/Board application approvals).

Draft Barrington Site Plan Review Regulation Revisions

Article	Current	Proposed	Explanation
2.5.13 (also 2.6.4(7))	"Prior to obtaining Board signature, the Applicant shall submit two (2) 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 two (2) paper copies of the approved plan(s) meeting the conditions of approval upon receipt of an executed bond for all improvements, excluding buildings. The Planning Department shall retain a signed and approved reproducible 11"x17", and PDF format on CD with supporting documents for Town records."	"Prior to obtaining Board signature, the Applicant shall submit two (2) complete <u>full size and one (1) 11" x 17"</u> 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 two (2) full size paper copies <u>and one (1) 11" x 17" copy</u> of the approved plan(s) meeting the conditions of approval upon receipt of an executed bond for all improvements, excluding <del>buildings</del> street work and utility installation. The <del>Planning Department</del> Planning and Land Use Office shall retain a signed and approved reproducible 11"x17", and PDF .pdf format <del>file on CD</del> with supporting documents for Town records."	This proposed change updates this subarticle to be consistent with current processes that have been in place for several years.
2.5.14	NA	<b>"Revocation of Approval</b> <i>If an approval is revoked per RSA 676:4-a which includes failure of the applicant to perform work in accordance with the conditions of approval or within the time limits stipulated in the approval, the revocation process in RSA 676:4-a shall be followed."</i>	RSA stipulates the conditions and process for revoking approvals. This includes expiration of plans per approval (which have to be formally revoked per this RSA). These State requirements are not currently referenced or delineated in Barrington Planning Board regulations.
2.6.1	"The Planning Board Chair, or the Chair's designated appointee, shall review the submittal items and determine if the plan meets the minor site plan criteria. If it is ..."	"The <del>Town Planner, or</del> the Planning Board <del>Chair, or</del> the Chair's designated appointee, shall review the submittal items and determine if the plan meets the minor site plan criteria. If it is ..."	This proposed change updates the subarticle to be consistent with current processes in place for several years with consent of the Planning Board.
<del>2.6.2(9)</del>	NA	<del>"The total cost for the project does not exceed \$100,000."</del>	<del>This proposed change was discussed multiple times by the Planning Board with the former Town Planner, with all agreeing this is an appropriate and needed change. This is not needed, per comments from Board and Town Planner and Zoning Administrator.</del>
2.6.3(8)	"Include a materials quantity list for all improvements excluding buildings and a summary total for bond estimate for the project."	Include a materials quantity list for all <del>improvements excluding buildings utility and street work</del> , and a summary total for bond estimate for the project.	This proposed change clarifies what work is to be included in material list for escrow estimate and makes requirement language consistent with State statutes.



Draft Barrington Site Plan Review Regulation Revisions

Article	Current	Proposed	Explanation
2.6.3(9)	"The applicant shall include escrow for review cost in sufficient amount determined by the Planning Board. Escrow account shall be periodically reviewed by the Board to ensure that sufficient funds are available to cover all review costs and additional escrow shall be provided as needed."	"The applicant shall include escrow for review cost in sufficient amount determined by the Planning Board <i>designee after consultation with the Town's Engineer</i> . Escrow account shall be periodically reviewed by the Board to ensure that sufficient funds are available to cover all review costs and additional escrow shall be provided as needed."	This proposed change updates this subarticle to be consistent with current processes that have been in place for several years.
3.2.7	"A legend shall be placed on each sheet of the plans. The legend shall show and describe each symbol used on the plan."	"A legend shall be placed on <del>each</del> the first sheet of the plans. The legend shall show and describe each symbol used on the plan. <i>A legend with applicable symbols shall also be placed on the sheet, or the first sheet of a subset, addressing specific systems/aspects of the plans (such as utilities, drainage, landscaping, lighting, etc.).</i> "	Modified to clarify use of legends consistent with forthcoming change to Subdivision Regulations. That change is being made to address requirements that were deemed onerous for which the Planning Board has recently been approving waivers to provide relief to applicants. Change is consistent with language in those waivers.
3.2.10	"NOTES: The notes shall be located on the title sheet and the following notes shall be shown:"	"NOTES: The notes shall be located on the title sheet under <i>General Notes</i> and, if needed, <i>the Existing Conditions Notes</i> <i>can be on a page two title page</i> ; and the following notes shall be shown:"	All notes need to be located on a page one and title sheet and if needed an additional notes page 2
4.4.2	"Non-municipal utilities shall include but not be limited to gas, electric, telephone, and cable television."	"Non-municipal utilities shall include but not be limited to gas, electric, <i>solar energy generation</i> , telephone, and cable television."	Proposed change updates subarticle to include solar energy generation that was added to the Zoning Ordinance in 2020.
4.7.2(4) (also 4.7.2(10))	"A summary table of each swale and channel indication project location, cross-section/channel width, slope, Manning's "n" value, peak discharge, depth of flow, and peak velocity for the design storm."	"A summary table of each swale and channel indication project location, cross-section/channel width, slope, Manning's "n" value, peak discharge, depth of flow, <i>prestream</i> , and peak velocity for the design storm."	Proposed change addresses a problem identified during consideration of an application. The Planning Board questioned an applicant on the lack of pretreatment information for the drainage, to which the applicant (correctly) responded that it was not required in the regulation. The Planning Board subsequently agreed this should be added to the requirement.

Draft Barrington Site Plan Review Regulation Revisions

Article	Current	Proposed	Explanation
4.7.2(13)	NA	<i>"The drainage system may connect to another <del>feet</del> <del>from</del> adjacent development or discharges to an existing drainage system. Those connection(s) shall be stipulated on the plans and the study shall address how the interconnected systems meet all the requirements above."</i>	Proposed change addresses a problem identified during consideration of an application. The Planning Board questioned an applicant as to why during discussion of the application for a previous adjacent development there was no discussion of the potential connection of the drainage to a future development. The applicant responded that the Planning Board should have known this given the proximity of the previous development to land to be developed and felt no obligation to address it. The Planning Board subsequently agreed this should be addressed in the Site Plan Review Regulations.
4.8.2(3)	"Separation of Access Points - Access points shall not be located closer than 50 feet from intersecting streets. Access points shall not be located closer than 75 feet from one another on the same side of the street in the Village District (VD) zoning district and 150 feet from one another on the same side of the street in all other zoning districts."	"Separation of Access Points - Access points shall not be located closer than 50 feet from intersecting streets. Access points shall not be located closer than 75 feet from one another on the same side of the street in the Village District (VD) and Town Center (TC) zoning districts and 150 feet from one another on the same side of the street in all other zoning districts. <u>Measurements shall be between the edge of the pavement of each driveway, excluding flared pavement at the apron.</u> "	Proposed change makes language consistent with Zoning Ordinance and add clarification requested by former Town Planner based on questions from, and experience with, applicants.
4.8.4 (new)	NA	<i>"<del>Number of Access Points</del> <del>Each single access point per lot shall be allowed.</del> <del>Multiple streets shall be identified by address for a street</del> <del>driveway permit or if required by the planning</del> <del>department for a driveway</del> <del>located under a driveway."</del></i>	<i>Proposed change to recommendations from review by former Engineer requested by former Town Planner. This change only covers requirements of street location for a driveway and is not intended to be added to the regulations. (Commented to not add conflict with driveway in subdivision regulations)</i>
4.8.5	"The minimum sight distance shall be 300 feet in all directions meeting the requirements for roadway intersections of the Barrington Subdivision Regulations (Unless otherwise required by the NHDOT as part of a State Driveway Permit). Proper visibility easements shall be provided to meet the sight distance requirements."	"The minimum sight distance shall be 300 feet in all directions meeting the requirements for roadway intersections of the Barrington Subdivision Regulations <i>meet the requirements prescribed by the current edition of AASHTO's A Policy on Geometric Design of Highways and Streets (Green Book)</i> unless otherwise required by the NHDOT as part of a State Driveway Permit <i>(see Table 1)</i> . Proper visibility easements shall be provided to meet the sight distance requirements."	Propose change is recommendation from review by Town's Engineer requested by former Town Planner that updates base reference and directs reader to Table 1.

Draft Barrington Site Plan Review Regulation Revisions

Article	Current	Proposed	Explanation
4.8.6(1)	NA	" <u>Height of sight distance measurements shall be 3.5' above the proposed surface.</u> "	New requirement based on recommendation from review by Town's Engineer requested by former Town Planner.
4.8.8(2)	NA	"The vertex of the sight triangle shall be set 20' from the edge of traveled way on the major street. In cases where there is no white line, the vertex shall be set 20' from the edge of pavement. The vertex shall be centered on the lane subject to stop control."	New requirement based on recommendation from review by Town's Engineer requested by former Town Planner.
4.8.6(3)	NA	"A sight distance profile and plan showing intersection sight triangles, stamped by a NH Professional Engineer or Licensed Land Surveyor shall be provided, demonstrating that the recommended sight distances are achieved, and the area within the sight triangle is free of sight obstructions. The Planning Board may make exceptions for signs, utility poles, mailboxes, and fire hydrants."	New requirement based on recommendation from review by Town's Engineer requested by former Town Planner.
<del>4.8.8</del> 4.8.7	"The sight distance shall be measured at the point of entry onto a public road and shall meet the following standards."	" <u>The minimum sight distance shall meet the requirements prescribed by the current edition of AASHTO's A Policy on Geometric Design of Highways and Streets (Green Book).</u> The sight distance shall be measured at the point of entry onto a public road and shall meet the following standards."	New requirement based on recommendation from review by Town's Engineer requested by former Town Planner.

Draft Barrington Site Plan Review Regulation Revisions

Article	Current	Proposed	Explanation
4.9.4(2)	<p>"Disabled Persons - Single handicapped spaces shall be 13 feet wide by 18 feet long. Where two (2) or more spaces are required they will be designed as shown in Figure 6 below. Handicapped parking shall be provided by all users at a rate of one (1) space per 25 total required up to 100 spaces, and 1 handicapped space for every 50 spaces required thereafter. No less than one (1) handicapped space shall be provided for any nonresidential uses or as required by the Americans with Disabilities Act. Handicapped spaces should be placed as close to the doorway or covered walkway as possible, and ramps should bridge any intervening curb or step. Parking access aisles shall be part of the accessible route to the building or facility entrance. Accessible parking spaces shall be designated as reserved for the disabled by a sign showing the symbol of accessibility. A vehicle parked in the space shall not obscure such sign."</p>	<p><del>"Handicap Persons - All accessible space dimensions and layout shall conform to current ADA requirements, and be designed as shown in Figure 6 below. The number of accessible parking spaces shall be provided in accordance with the Table 4 below. No less than one (1) accessible space shall be provided for any nonresidential uses or as required by the Americans with Disabilities Act. Accessible spaces shall be placed as close to the doorway or covered walkway as possible, and ramps shall bridge any intervening curb or step. Parking access aisles may be part of the accessible route to the building or facility entrance, provided that appropriate pavement striping is employed to designate the accessible route. Accessible parking spaces shall be designated as reserved for the disabled by a sign showing the symbol of accessibility." [Remainder of existing 4.9.4(2) deleted.]</del></p>	<p>Requirement update based on recommendation from review by Town's Engineer requested by former Town Planner.</p>
Table 4	NA	Table adds requirements for minimum number of accessible spaces based on total parking spaces. Please see Attachment 1	Table added based on recommendation from review by Town's Engineer requested by former Town Planner.
Tables 4-8	Tables 4-8	Tables renumbered to 5-8 and current Table 8 deleted.	Table renumbering due to table insertion and deletion of current Table 8 as it pertained to signage that is now in the Zoning Ordinance.

Draft Barrington Site Plan Review Regulation Revisions

Article	Current	Proposed	Explanation
4.9.6(1)	"Minimum Off-Street Loading Requirements - Every structure constructed after the effective date of this ordinance and used for business, trade or industry, shall provide space on the premises as indicated in Table 5 for the unloading and loading of vehicles. Such space shall have access to a public alley, or if there is no alley, to a public street."	"Minimum Off-Street Loading Requirements - Every structure constructed after the effective date of this ordinance and used for business, trade or industry, <u>or structure that predates this ordinance that is modified to incorporate a new loading access or dock</u> , shall provide space on the premises <del>as indicated in Table 5</del> <u>for the unloading and loading of vehicles to accommodate the unloading and loading of the anticipated type and number of delivery vehicles. As a minimum, the number of spaces in Table 6 shall be provided</u> . Such space shall have access to a public alley, or if there is no alley, to a public street."	Proposed change resulted from problem with applicant who stated that addition of loading dock to existing structure didn't have to comply with these requirements based on wording of subarticle. The Planning Board and former Town Planner subsequently agreed these requirements needed to be modified as indicated.
4.9.6(3)	NA	"Loading areas shall be designed so that, without resorting to extraordinary movements, vehicles may maneuver without backing onto or off of a public street."	During discussions between the Planning Board and former Town Planner about change to 4.9.6(1), all parties also agreed that this addition to the requirements is necessary to address problems with parking and unloading in public right-of-ways experienced by the Town.
4.9.6(4)	NA	All loading and unloading shall be accommodated on the subject parcel. No such activities shall be permitted to occur in a public right-of-way.	During discussions between the Planning Board and former Town Planner about change to 4.9.6(1), all parties also agreed that this addition to the requirements is necessary to address problems with parking and unloading in public right-of-ways experienced by the Town.
4.9.7(5)	"Perimeter Shade Trees - Shade trees shall be provided around the perimeter of all parking areas at a minimum ratio of 1 tree per 20 feet of parking lot perimeter. In portions of parking areas where screening is required, shade trees shall be provided along the perimeter at a minimum ration of 1 tree per 50 feet of parking lot perimeter in addition to the required screening. Trees may be clustered or grouped, if desired, as long as clusters/groups are not more than 75 feet apart."	Perimeter Shade Trees - Shade trees shall be provided around the perimeter of all parking areas at a minimum ratio of 1 tree per 20 40 feet of parking lot perimeter. <del>In portions of parking areas where screening is required, shade trees shall be provided along the perimeter at a minimum ration of 1 tree per 50 feet of parking lot perimeter in addition to the required screening.</del> Trees may be clustered or grouped, if desired, as long as clusters/groups are not more than 75 feet apart.	Change proposed by former Town Planner based on experience, consultation with Town Engineer, and input from applicant engineering firms.

Draft Barrington Site Plan Review Regulation Revisions

Article	Current	Proposed	Explanation
4.9.7(6)	Screening from Public Right-Of-Way - All off-street parking areas located at the front or side of principal buildings or on vacant lots shall be screened from the public right-of-way with appropriate screening, as described in Section 4.10, to provide at least 50% vertical opacity on average up to a height of 3-1/2 feet above grade, excluding sight distance areas at vehicular entrances and exits. If vegetation is used a hedge should be planted which is reasonably expected to reach this opacity and height within 1 year. If non-vegetative materials are used, appropriate ground cover, shrubs, and trees shall be planted (or retained) within the front area to soften the development.	Screening from Public Right-Of-Way - All off-street parking areas located at the front or side of principal buildings or on vacant lots shall be screened from the public right-of-way with appropriate screening, as described in Section 4.10. <del>At least 50% vertical opacity on average up to a height of 3-1/2 feet above grade, excluding sight distance areas at vehicular entrances and exits. If vegetation is used a hedge should be planted which is reasonably expected to reach this opacity and height within 1 year. Along the perimeter of parking lots with ten or more spaces, deciduous trees tolerant to the climatic conditions of Barrington shall be planted at forty (40) feet on center. Within the perimeter, shrubs shall be planted. The shrubs shall be a mix of deciduous and evergreen species, tolerant to the climatic conditions of Barrington and shall be a minimum height of two (2) feet at the time of planting. If non-vegetative materials are used, appropriate ground cover, shrubs, and trees shall be planted (or retained) within the front area to soften the development. All trees, shrubs and landscaping materials shall be maintained in good condition so as to present a healthy, neat and orderly appearance.</del>	Change proposed by former Town Planner based on experience, consultation with Town Engineer, and input from applicant engineering firms.
4.9.7(6)(a)	NA	"At the discretion of the Planning Board, alternative methods of perimeter screening may be permitted."	Proposed change based on discussions between the former Town Planner and the Planning Board with the Board requesting this flexibility.
4.9.9(3)	"(c) Perimeter Parking Location - All non-residential parking areas with at least 50% of the spaces located on the side or rear of the primary structure may be permitted a partial reduction from the parking standards."	"(c) Perimeter Parking Location - All non-residential parking areas with at least 50% of the spaces located on the side or rear of the primary structure may be permitted a partial reduction from the parking standards."	Proposed change based on discussions between the former Town Planner, Town Engineer, and the Planning Board. Board discussed removal.
Table 7 (formerly Table 6)	Please Attachment 2	Please Attachment 2	Proposed change based on changes to parking space table recently agreed upon by the Planning Board and recommendations from review by Town's Engineer requested by former Town Planner.

Draft Barrington Site Plan Review Regulation Revisions

Article	Current	Proposed	Explanation
4.10.3(4)	"The applicant shall be responsible to replace any trees designated to remain, which have been damaged, killed, or removed as a result of construction activities. The Planning Board requires replacement-in-kind, per caliper inch of deciduous trees and by height for evergreens. Two inch caliper deciduous trees and 4 foot tall evergreens shall be the minimum size used for replacement. For example, if a 24-inch caliper deciduous tree is damaged or killed during construction, the applicant shall replace the tree with six 4 inch caliper trees, or any other combination that adds up to 24 caliper inches. A 36-foot tall evergreen, for example shall be replaced with six 6 foot tall evergreen, or any other combination adding up to 36 feet."	"The applicant shall be responsible to replace <del>any</del> <i>live</i> <del>line</del> - trees designated to remain, which have been damaged, killed, or removed as a result of construction activities <i>if they were alive and removal had a significant impact as a visual buffer.</i> The Planning Board requires replacement-in-kind, per caliper inch of deciduous trees and by height for evergreens. Two inch caliper deciduous trees and 4 foot tall evergreens shall be the minimum size used for replacement. For example, if a 24-inch caliper deciduous tree is damaged or killed during construction, the applicant shall replace the tree with six 4 inch caliper trees, or any other combination that adds up to 24 caliper inches. A 36-foot tall evergreen, for example shall be replaced with six 6 foot tall evergreen, or any other combination adding up to 36 feet."	Change proposed by former Town Planner based on experience, the requirement is overly prescriptive, it is onerous from a compliance and enforcement standpoint, consultation with Town Engineer and input from applicant engineering firms.
4.11.5(2)(f)	<del>"Signs - The design of signs should reflect the aesthetic and historic character of the surrounding area."</del>	<del>"Signs - The design of signs should reflect the aesthetic and historic character of the surrounding area. Signs should be designed to be aesthetically pleasing and not detract from the historic character of the area."</del>	The proposed change addresses frequent questions raised to the Planning Board from those who request an approval of signage. Sign information was moved to Subdivision regulations
4.12.2(7)(a)	"Lighting levels on gas station/convenience store aprons and under canopies shall be adequate to facilitate the activities taking place in such locations. Lighting of such areas shall not be used to attract attention to the businesses. Signs allowed under Article 5 of the Site Plan Review Regulations shall be used for that purpose."	"Lighting levels on gas station/convenience store aprons and under canopies shall be adequate to facilitate the activities taking place in such locations. Lighting of such areas shall not be used to attract attention to the businesses. <del>Signs allowed under Article 5 of the Site Plan Review Regulations shall be used for that purpose.</del> "	Proposed change deletes reference to sign regulations, which have been moved to the Zoning Ordinance.
4.13.4	"As pertains to this regulation, a State Site Specific permit is required for the following:"	"As pertains to this regulation, a State Site <del>Specific</del> <i>Alteration of Terrain (AOT)</i> permit is required for the following:"	Change proposed by the Town Engineer to update requirement consistent with current State processes/regulations.

Draft Barrington Site Plan Review Regulation Revisions

Article	Current	Proposed	Explanation
4.13.4(1)	"Any project involving the dredging, excavation, filling, mining, transporting of forest products, construction, earth moving, or other significant alteration of the characteristics of the terrain as defined in Env-W's 415.02 that will occur in or on the border of the surface waters of the State."	<i>"An alteration of terrain permit is required whenever a project proposes to disturb more than 100,000 square feet of terrain (50,000 square feet if any disturbance is within the protected shoreline as defined by RSA 483-B). Or if the project disturbs any area having a 25% or steeper land slope and is within 50 feet of any surface water, then a permit is also required. The program applies to both earth moving operations such as gravel pits, as well as industrial, commercial and residential developments. Any project involving the dredging, excavation, filling, mining, transporting of forest products, construction, earth moving, or other significant alteration of the characteristics of the terrain as defined in Env-W's 415.02 that will occur in or on the border of the surface waters of the State."</i>	Change proposed by the Town Engineer to update requirement consistent with current State processes/regulations.
4.13.4(2)	"Construction, earth moving, or other significant alteration of the characteristics of the terrain as defined in Env-W's 415.02 when a contiguous area of 100,000 or more square feet will be disturbed, or 50,000 or more square feet within 250 feet of public waters will be disturbed (except that 1st- through 4th order streams are excluded)."	<i>"Construction, earth moving, or other significant alteration of the characteristics of the terrain as defined in Env-W's 415.02 when a contiguous area of 100,000 or more square feet will be disturbed, or 50,000 or more square feet within 250 feet of public waters will be disturbed (except that 1st- through 4th order streams are excluded)."</i>	Change proposed by the Town Engineer to update requirement consistent with current State processes/regulations and information incorporated into 4.13.4(1). To be removed.
4.13.4(3)	"For sites which do not require a Sites Specific permit, the application ... should be limited to near pre-development levels."	Renumber to 4.13.4.(2). "For sites which do not require an <u>Sites Specific</u> <u>DEL</u> permit, the application ... should be limited to near pre development levels."	Change proposed by the Town Engineer to update requirement consistent with current State processes/regulations.
Article 5	Article promulgates sign requirements.	Delete entire article.	Sign requirements moved to Zoning Ordinance and approved by the voters.
Article 9	"The owner of a development may ... will not affect the purpose and intent of these regulations. This shall not apply to design and construction standards."	"The owner of a development may ... will not affect the purpose and intent of these regulations. <del>This shall not apply to design and construction standards.</del> "	RSA 674.44 specifically requires site plan review regulations contain a provision to waive any portion of the regulations (which mirrors a requirement in RSA 674.36 pertaining to subdivision regulations). Therefore, this sentence violates RSA 674.44 and needs to be deleted.



Draft Barrington Site Plan Review Regulation Revisions

Article	Current	Proposed	Explanation
Article 13	"Active and Substantial Development or Building - Shall mean the expenditure of at least twenty-five percent (25%) of the infrastructure costs required for a development proposal, as indicated by a subdivision or site plan approved by the Planning Board, within twelve (12) months of said approval, where the approved plans have been properly recorded at the Registry of Deeds. Infrastructure shall mean in this instance, the construction of roads, storm drains, water and sewer facilities, or parking lots. Compliance with this definition shall also necessitate that a bond or other security to cover the costs of said infrastructure requirements has been posted with the town prior to the beginning of construction, if required as a condition for subdivision or site plan approval."	"Active and Substantial Development or Building - Shall mean the expenditure of at least twenty-five percent (25%) of the infrastructure costs required for a development proposal, as indicated by a subdivision or site plan approved by the Planning Board, within <del>twelve (12)</del> <i>twenty-four (24)</i> months of said approval, where the approved plans have been properly recorded at the Registry of Deeds. <i>If recording of site plans is required</i> . Infrastructure shall mean in this instance, the construction of roads, storm drains, water and sewer facilities, <i>driveways</i> and parking lots <i>to a minimum of gravel base and utilities placed in underground conduit</i> . Compliance with this definition shall also necessitate that a bond or other security to cover the costs of said infrastructure requirements has been posted with the town prior to the beginning of construction, if required as a condition for subdivision or site plan approval. <i>(Reference RSA 674:39)</i> "	Change proposed by former Town Planner to update definition consistent with current RSA and provide greater clarity based on recurring questions and feedback from applicants.
Article 13	Twenty-six definitions related to signs.	Delete the definitions.	Sign requirements and definitions moved to Zoning Ordinance and approved by the voters.
Various articles	Two different fonts used over time during revisions.	Regulation reformatted in Times New Roman.	Font selected by the Planning and Land Use Office.
Various articles	Numerous misspellings, missing punctuation, redundant words, incorrect titles, and other grammatical/editorial errors.	Errors identified were corrected. Hyperlinks in document also required repair due to deletion of Article 5 and addition of table.	Corrected errors to improve readability and usefulness of document.