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**MEETING MINUTES**  
**Town of Barrington Planning Board**  
**Public Hearing**  
**(Approved June 21, 2022)**  
**For June 7, 2022 at 6:30 p.m.**

**1. CALL TO ORDER**

**2. ROLL CALL**

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

**Staff Present:** Town Planner: Vanessa Price, Code Enforcement Officer: John Huckins, Planning & Land Use Administrator Assistant: Barbara Irvine

**3. REVIEW AND APPROVAL OF MINUTES**

A. Review and approves minutes of the May 17, 2022, meeting.

*A motion was made by R. Allard and seconded by A. Melnikas to approve the meeting minutes of May 17, 2022, as written. The motion carried unanimously.*

Roll Call:

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

**4. STAFF UPDATES-TOWN PLANNER**

- Master Plan Chapter updates: Land Use & Transportation.

Vanessa explained to the Board that she received six applications for the Master Plan Chapter subcommittee for the kickoff meeting. Vanessa explained that the Board would review under item 8A.

- Rules of Procedure Update for Planning Board.

Vanessa explained that there was a copy in the packets for review and will be reviewed at a later date.

## **5. DISCUSSIONS WITH THE BOARD, PRELIMINARY CONCEPTUAL REVIEW**

### **A. Sean and Jessica Crowley and Jaclyn Esposito discuss with the Board what they need to lease Space on Commerce Way owned by Gerald Cote.**

A. Knapp explained to the Board Sean and Jessica Crowley and Jaclyn Esposito from 420 Auctions, LLC would like input from the Board on leasing a building at 26 Commerce Way owned by Gerald Cote for auction items.

Sean explained to the Board that they have a store on eBay, and they'd like to move into 26 Commerce Way. Sean explained that all their sales are online.

John Huckins explained to the Board the background of the previously approved and they want to use the back of the building for storing the items. John explained that they are asking the Board what they need to do to have retail where the office was in, the front of the building where the office was.

R. Allard asked if they were ok for parking?

A. Knapp asked about the plan saying proposed on the plan.

John Huckins explained that they supplied a previously approved plan, and they are not making any changes to the building just want to add retail use.

Sean explained that they are not there to drive business to the location and explained that everything is shipped out. Sean explained the retail part was only if someone wanted to see the auction item.

R. Allard asked how much square feet they were looking to rent.

Sean explained that it was 3,200 s.f. and the 800 s.f. office space.

John Huckins explained that they are looking for direction from the Board to see what they want from them before they make an application.

A. Knapp asked if it would be unreasonable for a building plan showing what the building layout was.

R. Allard asked about signage and parking regulations.

Sean explained that they have not come up with the signage yet.

R. Allard explained that the lighting also.

Sean expressed that he didn't believe that there would be lighting on it.

R. Allard explained that if the lighting was changed on the site.

D. Massucci asked about the hours of operation.

Sean explained that they would be there from 8:00 am to 5:00 pm. Sean explained that they are there this was an online business. Sean explained that occasionally someone would want to come a look at the item to see if they wanted to buy it.

R. Allard asked about handicap parking.

Sean explained that there was one handicap parking space and there would not be a dumpster because they would only have cardboard. Sean explained that everything was shipped by USPS, and they may receive shipments from UPS and FedEx no big trucks. Sean explained that business hours would be Monday thru Friday.

B. Hackett asked about the septic size.

John Huckins explained that it was not an expanded to what they are doing.

A. Knapp explained that he would like to see a building plan to show the layout of the building.

Sean explained that they could take a picture.

A. Knapp explained he would like to see the layout showing also where the office space was.

R. Allard explained that they wanted to see how much of the building was for the change of use.

John Huckins explained that they would need to make out the application and the Town would need to notify abutters.

Sean asked could they move forward if they don't do the retail now because they are not ready.

John Huckins explained that they could do the warehouse part without approval from the Board.

**B. 904 Calef Highway would like to discuss with the Board to add outdoor seating.**

A. Knapp explained to the Board that 904 Calef Highway a discussion on outdoor seating.

Michael Ayotte and Shawn Crowley owners of Smokin Barrels, LLC. Michael explained that they would like to put picnic tables outside seating.

R. Allard explained that the last outdoor seating they required traffic barriers. R. Allard explained that there would need to have separation between the parking and the seating area.

B. Hackett suggested putting in jersey barrier.

John Huckins suggested that they talk to the Fire Chief because this would be a public safety issue. John explained that the Fire Chief would make his recommendations.

J. Driscoll expressed that the jersey barriers would work without structures would look nice.

R. Allard asked if there was going to be lighting.

Michael explained that there was parking lot lighting there and they close at 8:00 p.m.

V. Price Read the following from a previously approved outdoor seating application, Kozy's Pizza 250-89-RC-21-SR:

**a) Jersey Barriers to be pinned**

**b) Hours of operation**

**c) add seasonal landscaping along barriers**

Shawn Crowley explained for the liquor seating they would have to add 50 seats and explained that there was not even enough space to add these seats.

A. Knapp asked if there was a building capacity based on the occupancy.

R. Allard explained that it requires one space per 100 s.f. for spaces. R. Allard asked if seating outside should be included.

A. Knapp explained that the septic would be based on restaurant use. A. Knapp asked about the following:

**a) Septic size**

**b) building occupant size**

**c) square footage of the tables. Seating per table**

Michael explained that he thought the maximum seating was 55 seats. Michael explained that they would take from the inside seating to have them outside.

John Huckins explained by doing that the maximum load stays the same.

B. Hackett expressed to the Board that this was seasonal.

Michael stated that they would talk to the Fire Department.

John Huckins explained that they could talk to the Fire Chief then come back before the Board.

Vanessa explained to them that they need to come in for a full application for a formal application.

John Huckins explained that there was a notice that needs to go out to the abutting properties which was the legal process.

## 6. ACTION ITEMS

### A. Subdivision and Site Plan Regulations

- Subdivision Regulations vote for **Article 12.3.2(7) Revision.**

*A motion was made by R. Allard and seconded by A. Melnikas to approve the language as written for Article 12.3.2(7). The motion passed unanimously.*

Roll Call:

Joyce Cappiello-Yay

John Driscoll-Yay

Andy Melnikas-Yay

Buddy Hackett-Yay

Bob Tessier-Yay

Ron Allard-Yay

Andy Knapp-Yay

- Planning Board Member Signatures on 2022 Subdivision and Site Plan Regulations.

Documents were signed by all Planning Board Members.

- B. 269-7-GR-22-(2) Sub (Owner: James Haley)** Request by applicant for a proposal for a 2-lot subdivision (Map 269, Lot 7) along with waivers located on Old Concord Turnpike, Two Mile Road and Hall Road and McDaniel Road in Nottingham, NH. Lot 7.1 would be 2.2 acres and Lot 7 would be the remaining 38.6+/- would remain undeveloped in the General Residential Zoning District. BY: Joel D. Runnals, LLS, Norway Plains Associates, Inc., PO Box 249, Rochester, NH 03866

A. Knapp gave a brief description of the application.

Joel Runnals from Norway Plains Associates, Inc. represented James Haley. Joel explained that they are proposing a 2 Lot subdivision on Map 269 Lot 7 and to create one new lot 7.1 would be 2.2 acres with the remaining Lot 7 being 38.6+/- acres. Joel explained that some of Lot 7 was in Conservation would not be developed. Joel explained that Lot 7.1 will need NHDESWS for subdivision approval. Joel explained the lot areas.

R. Allard asked if the lot areas were listed on the plan.

Joel explained that it was on the plan Note #3.

R. Allard asked about where the monuments were it just said to be determined.

Joel explained that the reason was they are along the road stonewalls and its hard to bound there rock and other stuff still.

R. Allard asked about the monuments in the back locations.

A. Knapp asked why the radius?

Joel explained so that it was clear.

A. Knapp asked if someone was to develop this how are they accessing it are they going to tear out the stone?

Joel stated yes.

A. Knapp explained that there was a gap where the stonewall was.

Joel explained the gap was where he labeled.

R. Allard asked how you treat Conservation land. John Huckins comments says you need 60,000 s.f. Free of hydro A soils, open water, bogs, marshes, rivers, streams, or exposed ledge. R. Allard asked where does conservation land fit in?

John Huckins explained that they have the additional 60,000 s.f..

R. Allard asked if a third of the conservation land and back out the conservation land what was buildable for the intent of that regulation. R. Allard asked if that makes 50,000 s.f. question?

Joel explained that Conservation land would not be developed.

R. Allard asked if the intent was to exclude things that can't be built on which Conservation land cannot and should Conservation land be included. R. Allard expressed that if they took out the Conservation land that would expose the ledge.

Joel explained that this was not hydro A soils, and they don't need to subtract it anyways.

A. Knapp explained that R. Allard is saying subtract the Conservation and then look at the additional potential poorly drained soils then what would it be.

John Huckins explained that there would be more of a buildable area.

*A motion was made by B. Tessier and seconded by R. Allard to accept the application for James Haley 2-Lot subdivision as complete. The motion passed unanimously.*

Roll Call:

Joyce Cappiello-Yay

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

**Requested Waivers:**

**5.3 Specific Plan Information**

**5.3.1(5) Surveyed property lines...of the entire parcel.**

Reason: The reference plans show a survey of the entire parcel and is recorded at the SCRD. This is a waiver to show the entire boundary on our plan. The referenced plan does include the remaining boundary. Not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations since there is a recorded plan with remaining boundary lines.

*A motion was made by R. Allard and seconded by B. Tessier to grant the waiver for 5.3.1(5) Surveyed property lines of the entire parcel as not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations.*

The motion passed unanimously.

Roll Call:

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

**5.3.1(6) Existing grades...**

Reason: Our waiver request is to show topography in the area of interest being developed and not on the remaining 40 acres or on abutting lots. Not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations. When Lot 47 was subdivided in 2018, a plan was approved showing a 2-acre area with topography, wetlands, and test pits.

*A motion was made by R. Allard and seconded by B. Tessier to grant the waiver for 5.3.1(6) Existing grades parcel as not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations. The motion passed unanimously.*

Roll Call:

Joyce Cappiello-Yay  
John Driscoll-Yay

Andy Melnikas-Yay  
Buddy Hackett-Yay  
Bob Tessier-Yay  
Ron Allard-Yay  
Andy Knapp-Yay

**5.3.1(8) The estimated location and use of all existing structures...on the site and within 100' of the site.**

Reason: Our waiver request is to show only those structures that are in the area of interest being developed and not on the remaining 40 acres or on abutting lots. The applicant would need to get permission from all the abutters within 100' of the subject parcel and have the surveyors located and draft these site features. Not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations

*A motion was made by A. Melnikas and seconded by R. Allard to grant the waiver for 5.3.1(8) estimated location and use of all existing structures as not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations. The motion passed unanimously.*

Roll Call:

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

**5.3.1(9) Natural features...**

Reason: Our waiver request is to show only the natural features that are in the area of interest being developed and not on the remaining 40 acres. Not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations

*A motion was made by J. Driscoll and seconded by R. Allard to grant the waiver for 5.3.1(9) Natural Features as not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations. The motion passed unanimously.*

Roll Call:

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



### **5.3.1(10) Man-made features...**

Reason: Our waiver request is to show only those structures that are in the area of interest being developed and not on the remaining 40 acres or on abutting lots. Not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations

*A motion was made by A. Melnikas and seconded by J. Driscoll to grant the waiver for 5.3.1(10) Man-made features as not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations. The motion passed unanimously.*

Roll Call:

Joyce Cappiello-Yay

John Driscoll-Yay

Andy Melnikas-Yay

Buddy Hackett-Yay

Bob Tessier-Yay

Ron Allard-Yay

Andy Knapp-Yay

### **5.3.1(11) The size and location of all existing public and private utilities...**

Reason: We are showing poles along our frontage but not the overhead wires. The plan already has enough lines without adding to the confusion with more lines. Not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations

## **WITHDRAWN NOT NEEDED**

### **5.3.2 Proposed Site Conditions**

#### **5.3.2(16) Monuments**

We are requesting that only the proposed lots lines be monumented and those monuments be either re-bars or drill holes and not bounds.

Reason: All the proposed corners are near stonewalls and the time and cost to set bounds would not be reasonable. Not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations

*A motion was made by R. Allard and seconded by B. Tessier to grant the waiver for 5.3.2(16) Monuments as not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations. The motion passed unanimously.*

Roll Call:

Joyce Cappiello-Yay

John Driscoll-Yay

Andy Melnikas-Yay

Buddy Hackett-Yay  
Bob Tessier-Yay  
Ron Allard-Yay  
Andy Knapp-Yay

V. Price read the comments from the Barrington Conservation Commission:

The Conservation Commission doesn't have specific objections to the proposed subdivision, though we would like some clarification as to the intentions of the landowner for the new lot (7-1), as the application states that the lot "will remain undeveloped," yet the plan shows a potential well site, previous test pits, etc. If it means "at this time," that should be stated clearly

A. Knapp suggested that they formally notice Natural Resource Conservation Service (NRCS).

*A motion was made by J. Driscoll and seconded by R. Allard for proof of notification to Natural Resource Conservation Service (NRCS) with a certified letter supply a letter that this has been made.*  
The motion passed unanimously.

Roll Call:

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

A. Knapp explained one more subdivision and they would need a cistern.

A. Knapp open public comment.

A. Knapp closed public comment.

V. Price read Conditions Precedent:

Date of Application: May 17, 2022  
Date Decision Issued: June 7, 2022  
Case File #: 269-7-GR-22-(2) Sub

#### NOTICE OF DECISION

| [Office use only] | Date certified: | As built received: | Surety returned |
|-------------------|-----------------|--------------------|-----------------|
|                   |                 |                    |                 |

"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.

**Re: 269-7-GR-22 (2) Sub** Request by applicant for a proposal for a 2-lot subdivision (Map 269, Lot 7) along with waivers located on Old Concord Turnpike, Two Mile Road and Hall Road and McDaniel Road in Nottingham, NH. Lot 7.1 would be 2.2 acres and Lot 7 would be the remaining 38.6+/- would remain undeveloped in the General Residential Zoning District.

**Owners:** James W. Haley  
366 Old Concord Turnpike  
Barrington, NH 03825

**Applicant:** Joel D. Runnals,LLS  
PO Box 249  
Rochester, NH 03866

**Dear applicant:**

This is to inform you that the Barrington Planning Board at its June 7, 2022 meeting **CONDITIONALLY APPROVED** your application referenced above.

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to the plans being certified by the Planning Board. Certification of the plans is required prior to commencement of any site work or recording of any plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

**Please Note:**

If all the precedent conditions are not met within 12 calendar months to the day, the June 7, 2023, Board's approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board. *Reference 8.2.3 of the Town of Barrington Subdivision Regulations.*

**Conditions Precedent**

#1) Add the following plan notes:

- a) At the June 7, 2022, Planning Board Meeting, Board approved waivers for:
  - i. 5.3.1(5) Surveyed property lines including angles or bearings, distances, monument locations and size of the entire parcel. Said plan must be attested to and stamped by a Licensed Land Surveyor licensed in the State of New Hampshire. Signature, seal, and license number shall be legible and included on the plan.
  - ii. 5.3.1(6) Existing grades and topographic contours at intervals not exceeding two (2) feet with spot elevations where the grade is less than five percent (5%).
  - iii. 5.3.1(8) The estimated location and use of all existing structures, including wells and septic systems, on the site and within 100 feet of the site.

- iv. 5.3.1(9) Natural features such as streams, marshes, lakes, ponds, rock outcrops, wooded areas, significant trees, ledge, and other significant environmental features, including wetland areas as defined in the Zoning Ordinance.
- v. 5.3.1(10) Man-made features such as, but not limited to, existing roads, stone walls, pedestrian ways, cemeteries, and other structures. The plan shall also indicate which structures are to be retained and which are to be removed or altered.
- vi. 5.3.2 (16) Monuments.

#2) Add the following to the Plan:

- a) 3.2.10(4) List of planning board waivers on final plan.
- b) Add a Legend on the Plan per site regulation 3.2.7.
- c) On final plan, the signature of the wetland scientist needs to certify final plan with signature and seal at final submittal.
- d) On the final plan, the land surveyor needs to certify final plan with signature and seal at final submittal.
- e) Add the NHDES Permit # to the plan
- f) Add State Subdivision Approval Number to the Plan.

#3) At final submittal, the owner shall provide notification to the Town, owner correspondence by certified mail to the property's conservation easement holder, the Natural Resource Conservation Service (NRCS). The correspondence shall reference NRCS decision on the lot line changes as they intersect the easement in the southern third of the new lot.

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

#5) Prior to obtaining Board signature, the Applicant shall submit three (3) complete paper print plan sets and supporting documents as required in Article 3 with a letter explaining how the Applicant addressed the conditions of approval. This shall include final and complete reports for all items submitted during review for the Town of Barrington's file. The Chairman shall endorse three copies of the approved plan(s) meeting the conditions of approval. The Town shall retain a signed and approved reproducible 11"X17", and PDF format with supporting documents for Town records.

### **General and Subsequent Conditions**

#1) Where no active and substantial work, required under this approval has commenced upon the site within two years from the date the plan is signed, this approval shall expire. An extension, not to exceed one year, may be granted, by majority vote of the Board so long as it is applied for at least thirty days prior to the expiration date. The Board may grant only one such extension for any proposed site plan. All other plans must be submitted to the Board for review to ensure compliance with these and other Town ordinances. Active and substantial work is defined in this section as being the expenditure of at least 25% of the infrastructure improvements required

under this approval. Infrastructure shall mean in this instance, the construction of roads, storm drains, and improvements indicated on the site plan. RSA 674:39.

- #2) Current Use subject property or a portion of it is presently in Current Use. The applicant must provide the Town of Barrington Assessing Department current use map and/or other items needed to assure requirements of RSA-79A and the New Hampshire Department of Revenue Administrations Rules are satisfied.

(Note: in both sections above, the numbered condition marked with a # and all conditions below the # are standard conditions on all or most applications of this type).

I wish you the best of luck with your project. If you have any questions or concerns, please feel free to contact me.

Sincerely,

Vanessa Price  
Town Planner  
cc: File

*A motion was made by A. Knapp and seconded by B. Tessier to approve the 2 Lot Subdivision for James Haley with conditions precedent as read by the Town Planner. The motion passed unanimously.*

Roll Call:

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

## **7. ACTION ITEMS CONTINUED FROM MAY 3, 2022**

- 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, Jones & Beach Engineers, Inc. represented Jeff Sullivan from Rock Iron Repair. Barry explained that it was on Map 265 Lots 11 & 12 with 3.54 acres. Barry explained that the comments from the Fire Chief have been addressed and they have no problems with CMA Engineers comments but didn't have time to get back to them along with the lighting incorporated. Barry explained that this would be a gravel drive and around the building would be gravel. They would be asking for a waiver for

less than 20 parking spaces and for the lighting there would one pole and a couple of lights on the building. Barry explained that the parking area lighting maximum parking area .8 they could put multiple very dim lights up but wasn't the intent of the site and range they would probably be asking for a waiver because it's difficult.

R. Allard expressed that they are assuming the low number.

Barry stated correct for the use.

A. Knapp asked for industrial employee that they think it fits there.

Barry explained that it was for that category.

A. Knapp explained that it was a staging area to go out and perform work.

Barry stated that was correct and the maximum is .8 and the minimum was .2. Barry explained that you could put four light poles out there but would barely have any light coming off them. Barry explained that they would be applying for a 9.6 Wetland Buffer permit.

A. Knapp asked if there was a reason why the buildings were not pushed back to get out of the wetlands.

Barry explained that because of the contours as you go back up the side its high and they are at the point that they can't push the buildings back further without impacting off the site. Barry explained that this was the only place that the structures could go because of the way the site was.

B. Hackett asked if the building size was fixed.

Barry stated that the building size was fixed.

A. Knapp expressed that one of CMA Engineers comments was that they had some concerns on the site loading and the information there because it was based on the one building and not both buildings.

Barry explained that they interpreted and correctly they designed their drainage and all there calculations built out on the site to build out the parking area they would clarify with CMA Engineers.

B. Hackett if the parking showed on the plans.

Barry stated that was correct.

R. Allard asked if the second building was storage.

Barry stated that was correct and explained that 90% of the work was done offsite. Barry explained that the back building may not be heated.

R. Allard expressed that the parking is in the front of the building not to the back of the building. R. Allard expressed that the Board requires rendering and they like pictures of the building. R. Allard

explained that on the lighting they are talking about exceeding the maximum and not making on the rest of the place close to the building.

Barry explained that the only people coming inside are the people would be coming and going and if the lighting it would be sufficient to get them from there car.

R. Allard explained that he was concerned how much the light drops off dramatically that the light pole was right in the middle of the parking. R. Allard explained that it's a gravel driveway with floating and winter ice if you have adequate lighting that's written in the regulations.

A. Knapp expressed that with not having it paved the potholes.

B. Hackett stated lighting for safety.

B. Tessier expressed doing the full parking lot.

Barry explained that the only paving was at the entrance.

A. Knapp explained that CMA Engineers was concerned about dust control.

Barry explained that they specific basically road base.

J. Driscoll asked if gravel road left and right of the building adjacent to the swale was the pitch going either way.

Barry explained that it's pitched off.

J. Driscoll explained that there would be direct runoff.

A. Knapp asked if there was a maintenance plan?

V. Price explained that she talked to CMA Engineer and felt they were misinterpreting the impact.

A. Knapp mentioned that there was a question on the traffic analysis about doing a small study.

Barry explained that he submitted a traffic memo.

John Huckins explained that the analysis to the Town where we serve no right this was Calef Highway (aka Route 125).

A. Knapp asked about sizable vehicles coming in and out and was there enough to get truck in and around the building concerned about the tight spots.

B. Hackett explained that the comments from the Fire Chief was 15' to 20' this was addressed.

R. Allard explained that the building shows storage in the back sprinklers may or may not be required

depending on the use.

Board had a lengthy discussion on the structure of the buildings along with fire safety and storage.

A. Knapp opened public comment.

A. Knapp closed public comment.

*A motion was made by A. Knapp and seconded by R. Allard to continue the applicant for Rock Iron Repair to July 12, 2022. The motion passed unanimously.*

Roll Call:

Joyce Cappiello-Yay

John Driscoll-Yay

Andy Melnikas-Yay

Buddy Hackett-Yay

Bob Tessier-Yay

Ron Allard-Yay

Andy Knapp-Yay

**B. 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 application.

*A motion was made by A. Knapp and seconded by R. Allard to continue the application to June 21, 2022, based on all materials to the Land Use office by June 13, 2022. The motion passed unanimously.*

Roll Call:

Joyce Cappiello-Yay

John Driscoll-Yay

Andy Melnikas-Yay

Buddy Hackett-Yay

Bob Tessier-Yay

Ron Allard-Yay

Andy Knapp-Yay

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

**A. Master Plan Subcommittee Member Applications.**

There were 6 applications for residents and the Board decided to have 5 on the Board and one with no response.



Subcommittee Member attended meeting were Robert DiTursi and Noreen Estes.

## **9. ADJOURN**

The next meeting will be on June 21, 2022, at 6:30 p.m. at the ECLC 77 Ramsdell Lane this will be a Work Session on the Master Plan Updates.

The meeting was adjourned at 8:45 p.m.

Roll Call:

Joyce Cappiello-Yay

John Driscoll-Yay

Andy Melnikas-Yay

Buddy Hackett-Yay

Bob Tessier-Yay

Ron Allard-Yay

Andy Knapp-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)