



MEETING MINUTES
Town of Barrington Planning Board
Public Hearing
August 2, 2022

1. CALL TO ORDER

2. ROLL CALL

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

Members Absent: Buddy Hackett

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 approve minutes of the July 19, 2022, meeting.

A motion was made by R. Allard and seconded by A. Melnikas to approve the meeting minutes of July 19, 2022, as written. The motion carried unanimously.

Roll Call:

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

4. STAFF UPDATES -TOWN PLANNER

A. Discussion of the Board goals of the remaining 2022 calendar year. May have additional discussion after case files.

V. Price explained that they are working on the Master Plan.

R. Allard suggested relooking at the Zoning Amendments that did not pass.

A. Knapp asked the Board if they were ok with moving Item #5 to move to the end of the meeting and Item #8 were moved to #5.

5. OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

- A. [239-1.1-TC-21-2Sub \(Owners: David & Glenda Henderson\)](#) Request by applicant for a 2-Lot subdivision Lot 1.1 would be 11.81 and Lot 1.2 would be 17.19 acres (Map 239, Lot 1.1) located off Franklin Pierce Highway in the Town Center (TC) Zoning District. BY: Dave Garvey, Garvey & Co Ltd; PO Box 935; Durham, NH 03824.

Owner requesting rescinding one-year extension and subdivision of parcel.

A. Knapp gave a brief description of the application.

V. Price stated the owner David Henderson called into the meeting.

A. Knapp acknowledged Mr. Henderson on the phone and stated that he was present at the meeting for the request of the revocation of the one-year extension.

David Henderson owner of Map 239, Lot 1.1 explained that they just came off a two year wait from Mr. Garvey. David explained that they then received a year extension and removal of the application said that they have been waiting to sell this property. David explained that he wants the extension taken away.

Kimberly Henderson daughter of David Henderson explained that her father was 91 years old and would like to live long enough to sell this property. Kimberly explained that Mr. Garvey has taken total advantage of her father and Mr. Garvey could have bought this property two years ago. Kimberly explained that they live in North Carolina and can't be there to fight this.

R. Allard asked Mr. Henderson if he was the owner of record?

Kimberly stated that he was the owner of the property.

V. Price explained to the Board that staff had received email notification from the Henderson's that they were to rescind the one-year extension along with the Subdivision of the parcel.

A motion was made by R. Allard and seconded by J. Driscoll to rescind the one-year extension and the Subdivision for the 2-lot Subdivision for Map 239, Lot 1.1. The motion passed unanimously.

Roll Call:

Andy Knapp-Yay

Ron Allard-Yay

John Driscoll-Yay

Andy Melnikas-Yay

Bob Tessier-Yay

Joyce Cappiello-Yay

Donna Massucci-Yay

6. ACTION ITEMS NEW APPLICATIONS

- A. [254-11-RC-22-Outdoor Seating \(Owners: BCH Consulting Group, LLC\)](#) Request by applicant to allow permanent outdoor seating (Map 254, Lot 11) at 904 Calef Highway on a 1.2-acre lot in the Regional Commercial Zoning District.

A. Knapp gave a brief description of the application.

A motion was made by B. Tessier and seconded by R. Allard to accept the application for outdoor seating as complete. The motion passed unanimously.

Roll Call:

Andy Knapp-Yay

Ron Allard-Yay

John Driscoll-Yay

Andy Melnikas-Yay

Bob Tessier-Yay

Joyce Cappiello-Yay

Donna Massucci-Yay

R. Allard asked if the barriers were pinned?

Shawn Crowley explained that they were professionally installed by Shay and didn't know what that meant.

R. Allard explained that was rebar driven into the ground so that they could not move.

Michael Ayotte from Smokin Barrels explained that he had two conversations with the Fire Chief and the Fire Chief just said two jersey barriers.

R. Allard asked if the other business had them pinned?

Michael Ayotte explained that there was curb stops and then the jersey barriers.

A. Knapp explained that he didn't believe that they are pinned down but are pinned together.

Michael Ayotte explained that there would need to be an opening between the jersey barriers.

J. Cappiello asked if they would be having umbrellas.

Michael Ayotte stated yes.

Requested Waivers:

The requirement to have all site plans shall be prepared and stamped by a professional engineer. Boundary monuments shall be certified by a licensed surveyor per Section 3.1.1 of the Site Plan Review Regulations.

A motion was made by A. Knapp and seconded by R. Allard to grant the waiver from Article 3, Section 3.1.1 general Site Plan Specifications and Documents 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:

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

The requirement to have addressing items on the checklist Section 1.5.2 of the Site Plan Review Regulations.

A motion was made by A. Knapp and seconded by R. Allard to grant the waiver Article 1-General Provisions Section 1.5 (2) Supply Checklist 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:

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

A. Knapp opened public comment.

A. Knapp closed public comment.

V. Price read the Notice of Decision.



**Planning & Land Use Department
Town of Barrington
PO Box 660
333 Calef Highway**

NOTICE OF DECISION

Date of Application: July 7, 2022
Date Decision Issued: August 2, 2022
Case File #: 254-11-RC-22-Outdoor Seating

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built received:</i>	<i>Surety returned</i>
<i>"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.</i>			
RE: Request by applicant to allow permanent outdoor seating (Map 254, Lot 11) at 904 Calef Highway on a 1.2-acre lot in the Regional Commercial Zoning District.			
Owners/Applicants: BCH Consulting Group, LLC 4 Essex Drive Raymond, NH 03077			

Dear applicant:

This is to inform you that the Barrington Planning Board at its August 2, 2022, meeting **APPROVED** your application referenced above. The approval for a Change of Use as a permitted use in the Regional Commercial Zoning District to add outdoor seating.

The approved hours of operation are Monday through Saturday 11:30am – 8pm and Sunday 11:30am – 7pm.

Total occupancy shall not exceed 45 seats.

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

At the Planning Board Meeting, the Board approved waivers:

- i.) The requirement to have all site plans shall be prepared and stamped by a professional engineer. Boundary monuments shall be certified by a licensed surveyor per Section 3.1.1 of the Site Plan Review Regulations.

- ii) The requirement to have addressing items on the checklist Section 1.5.2 of the Site Plan Review Regulations.

I wish you the best of luck with your project. If you have any questions or concerns, please don't hesitate to contact me.

Sincerely,

Vanessa Price
Town Planner
cc: File

A motion was made by A. Knapp and seconded by A. Melnikas to approve the outdoor at 904 Calef Highway as read by the Town Planner. The motion passed unanimously.

Roll Call:

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

- B. 263-20-RC-22-SR (Owners: Nicholas P. Curro)** Request by applicant to allow empty dumpster to be stored at 88 Pierce Road (Map 263, Lot 20) on a 12.7-acre lot in the Regional Commercial Zoning District.

A. Knapp gave a brief description of the application.

Nicholas Curro explained that he was the owner of 88 Pierce Road, and he is there with his Daughter Tory to run an empty dumpster company.

A motion was made by R. Allard and seconded by B. Tessier to accept the application for 88 Pierce Road as complete. The motion passed unanimously.

Roll Call:

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

A. Knapp asked if there was an asphalt pad for the dumpsters.

Nicholas explained that this was a recycled asphalt.

D. Massucci asked what the purpose of the dumpsters were.

Tory explained that the dumpsters are used for demolition and trash dumpster usage they would be 10 yards. Tory explained that they would be running Monday-Friday 7:00 a.m. to 5:00 p.m. and Saturdays 8:00 a.m. to 12:00 p.m. Tory explained that the dumpsters would only come in empty.

D. Massucci asked if a customer calls for a dumpster, they come back empty.

Nicholas explained that they are a 7-day rental, and they would have one truck with a secondary truck.

R. Allard asked where the display would be.

Nicholas explained the dumpsters would not be seen.

D. Massucci asked where the driveway would be?

Nicholas explained that the driveway was straight off Pierce Road on to Calef Highway (a.k.a. Route 125).

A. Knapp asked if companies would be coming in picking up dumpsters as well.

Nicholas explained that it would be just him.

A. Knapp explained that where they are going straight across the site lines are much better and felt a right on Route 125 would be a safer option.

Nicholas expressed that would be a lot safer.

John Huckins explained that the Fire Chief mentioned that if they intend to use the barn you can get it approved now or you would need to come back before the Board for approval.

D. Massucci asked what kind of noise would there be around the neighborhood?

Nicholas explained that there would be very little noise.

D. Massucci asked what the distance was from Pierce Road to the pad?

Nicholas stated 100'+.

D. Massucci asked about lighting.

Nicholas explained that there was lighting.

A. Knapp opened public comment.

Marc Moreau Town of Barrington Road Agent explained to the Board explained to the Board that this was very little impact. Marc explained that there would no more maintenance on Pierce Road. Marc

explained that there was a need for the Town to help the transfer station with bulk items. Marc explained that the size of their containers are a size right and they are stored on a recycled pad so there would be no noise.

A. Knapp closed public comment.

Waivers Requested:

Article 3 General Section 3.1.1

The requirement to have all site plans shall be prepared and stamped by a professional engineer. Boundary monuments shall be certified by a licensed surveyor per Section 3.1.1 of the Site Plan Review Regulations.

A motion was made by A. Knapp and seconded by J. Driscoll to grant the waiver for Article 3 Site Plan Specifications & Documents, Section 3.1.1 of the Site Review Regulations 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:

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

• **The requirement to have addressing items on the checklist Section 1.5.2 of the Site Plan Review Regulations.**

A motion was made by R. Allard and seconded by J. Driscoll to grant the waiver for Article 1, Section 1.5.2 General Guidance from the Site Review Regulations 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.

V. Price read Notice of Decision.



Planning & Land Use Department
Town of Barrington
PO Box 660
333 Calef Highway
Barrington, NH 03825
603.664.0195
VPrice@barrington.nh.gov

NOTICE OF DECISION

Date of Application: July 10, 2022

Date Decision Issued: August 2, 2022

Case File #: 263-20-RC-22-SR

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built received:</i>	<i>Surety returned</i>
<i>"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.</i>			
RE: Request by applicant to allow empty dumpster to be stored at 88 Pierce Road (Map 263, Lot 20) on a 12.7-acre lot in the Regional Commercial Zoning District.			
Owners/Applicants: Nicholas P. Curro 76 Pierce Road Barrington, NH 03825			

Dear applicant:

This is to inform you that the Barrington Planning Board at its August 2, 2022, meeting **APPROVED** your application referenced above. The approval for a Change of Use as a permitted use in the Regional Commercial Zoning District found in article 19 of the 2022 V1.7 Zoning Ordinance, Table of Use, to add Industrial Use for a Contractor's Storage & Equipment Yards.

The approved hours of operation are Monday – Friday 7:00 am – 5:00 pm and Saturday 8:00 am 12:00 pm.

Future intent to use the barn for hot work repairs, an inspection by the Fire Department is required. Dumpsters shall be clean and empty prior to any hot work repairs on site, and adequate safety precautions are in place.

Right turns out of property allowed only when accessing Calef Highway / Route 125

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

At the Planning Board Meeting, the Board approved waivers:

- i.) The requirement to have all site plans shall be prepared and stamped by a professional engineer. Boundary monuments shall be certified by a licensed surveyor per Section 3.1.1 of the Site Plan Review Regulations.
- ii) The requirement to have addressing items on the checklist Section 1.5.2 of the Site Plan Review Regulations.

I wish you the best of luck with your project. If you have any questions or concerns, please don't hesitate to contact me.

Sincerely,

Vanessa Price
Town Planner
cc: File

A motion was made by A. Melnikas and seconded by R. Allard to approve the Site Plan for empty dumpsters at 88 Pierce Road as conditions read by Town Planner. The motion passed unanimously.

Roll Call:

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

7. REPORTS FROM OTHER COMMITTEES

- A. Master Plan Steering Committee Work Session meeting with SRPC held July 25, 2022, at from 2-5pm, discussion on a community survey to address Transportation and Land Use. Anticipated time for Live Survey will be in October, date is TBD.

V. Price explained that they are working on a survey to hand out.

J. Cappiello explained they also talked about how they would have handouts of the survey.

5. DISCUSSION WITH THE BOARD, PRELIMINARY CONCEPTUAL REVIEW

- A. Paul Thibodeau to discuss with the Board on what is needed to construct six detached mixed use structures.

Paul Thibodeau explained that he was before the Board to discuss the property that he owns that was across the street from Pine Grove Cemetery. Paul explained that that this was Map 234, Lot 77 that was on a 3.43-acre lot in the Town Center. Paul explained that the plans he gave to the Board are a preliminary set. Paul explained the preliminary plan on what he was looking to do

on the plan shows commercial side facing Franklin Pierce Highway (a.k.a. Route 9). Paul explained that the basement would be the commercial and with residential above. Paul explained the survey plan shows parking and build out. Paul explained that there would be 6 units the parking along with the handicap parking. Paul explained that they would probably be asking for a waiver for the driveway in the back for a 50' setback on the left side from the wetland. Paul explained that the slope comes down a lot. Paul explained that he was before the Board on there thoughts for the project.

J. Driscoll asked if the slopes would require stairs.

Paul explained from the commercial to the residential there would be stairs.

J. Driscoll asked if the bathroom facilities are upstairs for the commercial use.

Paul stated no they would have half bathrooms in the commercial units.

A. Knapp asked about pump stations for the residential and commercial space.

Paul explained that the area on the back of the lot shows 6 test pits, and they were good test pits. Paul explained that he was proposing 12 bedrooms, 6 septs and maybe do a chamber system.

A. Knapp asked what the people were going to rent the commercial for.

Paul explained that he doesn't want to have employees he would like to have one. Paul explained that this was the last lot in the Town Center Zone.

J. Driscoll asked if they plan on do anymore cutting by the road.

Paul explained that they have cut all the pines and straight in was perfect for solar.

J. Driscoll asked if the resident above could use the space below for personal use?

John Huckins explained that the space below needs to stay commercial.

Paul explained that the commercial use would be for something with low impact and the back wall would be the only egress. Paul explained that in the covenants there would be a list of the uses that he would allow.

J. Driscoll asked about an HOA for the residential unit.

Paul explained that the HOA and By-Laws would cover for both the commercial and the residential.

A. Knapp asked why there wouldn't be only one HOA.

Paul explained that they would be combined but the by-laws would cover two different uses. Paul explained that there would be some restrictions for the commercial like no kitchens and the upstairs allows kitchens. Paul explained that it would be the same HOA but different by-laws.

R. Allard questioned the mixed use otherwise permits in the district on Table 1 it has P for permitted so you are limited to what you can put in.

John Huckins explained can use 3.4 can be addressed that way.

R. Allard explained that he would have a problem with this in the table of uses and would have a problem with a conditional use permit.

Paul explained that the mixed use in the Town Center was P (2).

R. Allard explained that on Page 10 in Zoning you are allowed to do anything permitted in that district.

John Huckins explained that if they do the conditional use that would be allow in the district.

R. Allard explains that it doesn't say with a conditional use permit.

John Huckins explained that you would have to require it. John explained to Paul that he should make a list of what he would allow in the commercial area. John explained that if someone comes in with a different kind of use you need to come back before the Board.

J. Cappiello asked if he sees a need for home business.

Paul expressed that he does people doesn't have enough room in their home.

D. Massucci asked what the height of the buildings.

Paul explained that the 3 sides are between 27' to 30' and add 10' to the back side.

R. Allard explained that in the Town Center they don't allow 3 stories.

John Huckins explained that the way they are built would not be 3 stories.

B. Tessier expressed that where the garage was there would be a lot of concrete showing because of the slope.

Paul explained that there would be a retaining wall.

D. Massucci asked about the septic systems and test pits.

Paul explained the septic systems and test pits are in the rear of the lot and the test pits were done last year.

D. Massucci asked if the Fire Chief had comments about fire protection.

Paul explained that the Fire Chief already said that a cistern would need to be put in place.

A. Knapp asked about the parking area as it lays out for the commercial and access for the driveways up and how you would park.

Paul expressed that he agreed with A. Knapp and explained that his concept would be one entrance in and out into the lot with an area for the commercial with handicap entrance.

John Huckins suggested parking in the front.

A. Knapp suggested a 40' drive coming in traffic coming both ways and asked if he would need a wetland crossing?

Paul explained that he did apply for one with the State and he received a temporary permit to log.

A. Knapp suggested on the commercial area to have larger windows and where it was at grade did, he need railings across it.

Paul stated no.

A. Knapp expressed that on the commercial side of the building he would like to see the building look more inviting.

J. Driscoll stated that there would probably be a sign next to the door and what was the depth of the porch.

Paul stated 4' for a lot of sun for the solar panels.

R. Allard explained that solar was a permitted use in the Town Center.

J. Driscoll explained that he was looking at the rear parking area and the distance to run driveways to each garage.

Paul explained that the slope on the left side would be an easy slope to go up and bringing a fire truck to get enough swing around it.

J. Driscoll expressed that the turnaround was needed.

Paul agreed that the larger windows in the commercial would look better.

A. Knapp expressed that he felt the larger windows would create a market of interest. A. Knapp explained that when dumping snow off the roof it would end up in the commercial space. A. Knapp asked Paul if he thought about doing something more modern shed style roof.

Paul asked if A. Knapp was saying to eliminate the hip on the back.

R. Allard suggested looking under mixed use in Site Review Regulations for the look.

Linda Thibodeau explained that the reason to separate the building was to make it look a village give it a little charm. Linda explained that she does agree about the railing in the front the hip roof would give coverage going into the commercial area along with solar panel. Linda expressed that she also agrees with the larger windows, and she would like to keep the land looking for natural.

D. Massucci asked about ownership.

Paul explained that some would be sold, and some would be rented. Paul explained that more than 50% would be sold.

Linda explained that they are going to be 2-bedroom units and make them affordable that would be back from the road.

D. Massucci asked about trash removal, or a dumpster how would this be handled.

Paul explained that this would be part of the HOA and how the post office wants this handled.

A. Knapp asked what the distance to the units was.

Paul explained about 230' back.

Most of the Board supports what Paul wants to do.

A. Knapp explained that he pictures a lot of staggered building when you drive in. A. Knapp asked how the driveway runs up back and how it lays out. A. Knapp expressed that he felt that there was a lot of asphalt.

Paul explained that he thinks it needs to be 20' wide.

D. Massucci explained that to picture the landscaping just seeing a flat piece of land.

Linda explained there would be parking in front of each unit along with handicap parking.

A. Knapp expressed that if you think of a smaller family unit there was not back porch or back space and anything they do would be in the front of there house.

Paul explained that he was thinking of putting something in the back of the units a common area That would be 60' long and each person would own 10'.

Paul explained under a different note that there was 18 acres behind him, and they are going to lease it to him allow him to cut trails through there. Paul explained that this area would be used by these units until they say they can't be used anymore.

R. Allard explained that in the Town Center there was an open space requirement of 15%.

John Huckins explained that he was not doing a PUD.

R. Allard explained that this was until section 3.3.6 under mixed use.

John Huckins explained the back space for open space.

Paul asked if that was where the septic were.

John Huckins stated correct. John 15% can be part if the civic use out back.

Paul explained that he would like to keep everything to the right to keep away from the neighbor on the left side.

J. Cappiello explained that she like the pavilion area.

John asked Paul if he got the feedback that he was looking for.

Paul explained that he was a little concerned about R. Allard comments.

R. Allard explained that permitted uses are good to go conditional uses are a different story.

Linda asked if they had restricted uses in the HOA.

A. Knapp explained on the conditional uses put in there to request for an approval before the Board.

Closed discussion.

9. ADJOURN

A. Adjourn the Planning Board Meeting. The next Planning Board meeting is on September 6, 2022, at 6:30 PM.

The meeting adjourned at 8:03 p.m.

*A motion was made by B. Tessier and seconded by D. Massucci to adjourn at 8:03p.m.
The motion passed unanimously.*

Roll Call:

Andy Knapp-Yay

Ron Allard-Yay

John Driscoll-Yay

Andy Melnikas-Yay

Bob Tessier-Yay

Joyce Cappiello-Yay

Donna Massucci-Yay