



MEETING MINUTES
Town of Barrington Planning Board
For May 3, 2022 at 6:30 p.m.

1. CALL TO ORDER

2. ROLL CALL

Members Present: Andy Knapp, Bob Tessier, John Driscoll, Joyce Capiello, Buddy Hackett, Donna Massucci

Members Not Present: Ron Allard, Andrew Melnikas, Planning Consultant: Carol Ogilvie

Staff Present: Town Administrator: Conner MacIver, Town Planner: Vanessa Price, Code Enforcement Officer: John Huckins, Planning & Land Use Administrator Assistant: Barbara Irvine, Road Agent: Marc Moreau

3. REVIEW AND APPROVAL OF MINUTES

A. Review and approve minutes of the April 19, 2022, 6:30 p.m. meeting.

A motion was made by A. Knapp and seconded by J. Driscoll to approve the meeting minutes of April 5, 2022, with corrections from lines 11, 13 and 14. The motion carried unanimously.

Roll Call:

Andy Knapp-Yay

Bob Tessier-Yay

John Driscoll-Yay

Joyce Capiello-Yay

Buddy Hackett-Yay

Donna Massucci-Yay

4. STAFF UPDATES-TOWN PLANNER

V. Price explained to the Board wanted to go over a few things with the Board.

A. Site Walks for applications-asked about doing these as needed or a regular schedule.

Applicant, Board Members, and abutters post a date with time. This would be as needed.

Board expressed interest in having site walks just before the night of the hearing and will be properly noticed.

B. Changing the meeting date from July 5, 2022, to July 12, 2022, and only having one meeting in July. Board supports having Public Hearing meeting on July 12, 2022, and no meeting on July 19, 2022. Board supports having Public Hearing meeting August 2, 2022, and not meet on August 16, 2022.

C. School Impact fee-V. Price explained that its ending around October 1, 2022, and as part of the Planning Board regulatory role to agree that it was ending in 2022, this action will be

on a future meeting. John Huckins explained that once the bond was paid off there was no legal right to keep collecting the money after that point. John explained that there was a legal responsibility for the Planning Board to end it.

V. Price explained that she would put on the agenda for June/July.

5. ACTION ITEMS CONTINUED FROM APRIL 5, 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.

V. Price explained to the Board that the applicant let her know via email on 02 May 2022 that they would like to continue the application to the next available meeting. V. Price explained that the reason for the continuance is for the Site Review and Drainage Review to be completed with CMA Engineering.

A motion was made by B. Hackett and seconded by J. Driscoll to continue the application for Rock Iron Repair to June 7, 2022. The motion carried unanimously.

Roll Call:

Andy Knapp-Yay
Bob Tessier-Yay
John Driscoll-Yay
Joyce Cappiello-Yay
Buddy Hackett-Yay
Donna Massucci-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 the application and that the Board should have received a letter that the applicant wanted to continue the application.

A motion was made by J. Cappiello and seconded by J. Driscoll to continue the application for St. Hilaire Motorsports to June 7, 2022. The motion carried unanimously.

Roll Call:

Andy Knapp-Yay
Bob Tessier-Yay
John Driscoll-Yay

Joyce Cappiello-Yay
Buddy Hackett-Yay
Donna Massucci-Yay

6. ACTION ITEMS

A. 240-9&249- 2-NR-22-LL (Owners: Lenzi Family 2009 Rev Trust & Carl J Bodge Rev Trust c/o Ronald Bodge) Request by applicants to adjust line and waivers from Bodge to Lenzi (Map 240, Lot 9 & Map 249, Lot 2) at 155 Young Road with 508 Beauty Hill Road. This would result in in Bodge (Map 249, Lot 2) with 58.149 acres 508 Beauty Hill Road and Lenzi with (Map 240, Lot 9) with 19 acres 155 Young Road in the Neighborhood Residential Zoning District. BY: Land Surveyor Bryan D. Berlind, LLS #701; Po Box 60; Ossipee, NH 03864.

A. Knapp gave a brief description of the application.

A motion was made by A. Knapp and seconded by J. Driscoll to accept the application as complete for Lenzi Family and Carl J Bodge Rev Trust as complete. The motion carried unanimously.

Roll Call:

Andy Knapp-Yay
Bob Tessier-Yay
John Driscoll-Yay
Joyce Cappiello-Yay
Buddy Hackett-Yay
Donna Massucci-Yay (alternate filling in for R. Allard as a full member)

Brian Lenzi from 155 Young Road represented Lenzi Family 2009 Rev Trust and Carl J Bodge Rev Trust. Brian explained the history of the two properties to the Board. Brian explained that the Lot Line was so he and his wife would have 4.5 more acres to make the total 18.35 acres for there lot and decrease the Bodge lot from 62.69 acres to 58.19 acres.

Brian read the following waivers:

Under Subdivision Plan Regulations 5.3 – Request for Waivers, 8.1-Waivers for Specific Plan Submission Requirements and 11.1-General Waivers Provision.

- Applicant requested waivers to the Subdivision Regulations:
 - Section 5.3.2(3) [checklist#10]: Waive test pits & 4k Septic Areas

A motion was made by A. Knapp and seconded by J. Driscoll grant the waiver for 5.3.2(2) Test pits and 4k septic areas as the specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations. The motion carried unanimously.

Roll Call:

Andy Knapp-Yay
Bob Tessier-Yay
John Driscoll-Yay

125 Joyce Cappiello-Yay
126 Buddy Hackett-Yay
127 Donna Massucci-Yay

128 **2. Section 5.3.1(6) [checklist#31]: Waive 2FT Contours to 5 ft contours**

129 *A motion was made by A. Knapp and seconded by D. Massucci grant the waiver for 5.3.1(6) 2FT*
130 *contours to 5ft contours as the specific circumstances relative to the subdivision, or conditions of*
131 *the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent*
132 *of the regulations. The motion carried unanimously.*

133 Roll Call:

134 Andy Knapp-Yay
135 Bob Tessier-Yay
136 John Driscoll-Yay
137 Joyce Cappiello-Yay
138 Buddy Hackett-Yay
139 Donna Massucci-Yay

140 **3. 3.3(13) [checklist #25]: wetland delineation- including Wetland delineation criteria**
141 **and wetland scientist stamp & signature to the final plan (there are not wetlands**
142 **located in the 4.5 Acres added.)**

144 *A motion was made by J. Driscoll and seconded by B. Tessier grant the waiver for 3.3(13)*
145 *wetland delineation as the specific circumstances relative to the subdivision, or conditions of the*
146 *land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of*
147 *the regulations. The motion carried unanimously.*

148 Roll Call:

149 Andy Knapp-Yay
150 Bob Tessier-Yay
151 John Driscoll-Yay
152 Joyce Cappiello-Yay
153 Buddy Hackett-Yay
154 Donna Massucci-Yay

155 **4. checklist #21]: Waive Contiguous upland computation**

156 *A motion was made by A. Knapp and seconded by B. Tessier grant the waiver for waive*
157 *contiguous upland computation as the specific circumstances relative to the subdivision, or*
158 *conditions of the land in such subdivision, indicate that the waiver will properly carry out the*
159 *spirit and intent of the regulations. The motion carried unanimously.*

160 Roll Call:

161 Andy Knapp-Yay
162 Bob Tessier-Yay
163 John Driscoll-Yay
164 Joyce Cappiello-Yay
165 Buddy Hackett-Yay
166 Donna Massucci-Yay

NOTICE OF DECISION

V. Price to remove item b. Wetland survey stamp from the NOD (as the waivers were granted.),
and read Conditions Precedent:

[Office use only]	Date certified:	As built received:	Surety returned
<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: 240-9&249- 2-NR-22-LL (Owners: Lenzi Family 2009 Rev Trust & Carl J Bodge Rev Trust c/o Ronald Bodge) Request by applicants to adjust lot lines from Bodge to Lenzi (Map 240, Lot 9 & Map 249, Lot 2) at 155 Young Road with 508 Beauty Hill Road. This would result in in Bodge (Map 249, Lot 2) with 58.149 acres 508 Beauty Hill Road and Lenzi with (Map 240, Lot 9) with 19 acres 155 Young Road in the Neighborhood Residential Zoning District.			
Owners: Lenzi Family 2009 REV Trust 155 Young Road Barrington, NH 03825		The Carl J. Bodge REV Trust c/o Ronald Bodge 508 Beauty Hill Road Barrington, NH 03825	
Applicant: Land Tech Bryan D. Berlind, LLS #701 PO Box 60-127 Rte 28 Ossipee, NH 03864			

Dear applicant:

This is to inform you that the Barrington Planning Board at its May 3, 2022 meeting
CONDITIONALLY APPROVED your application referenced above.

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

Please Note:

If all of the precedent conditions are not met within 12 calendar months to the day, the May 3, 2023, Board's approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board.

Conditions Precedent

#1) Add the following plan notes:

a) At the May 3, 2022, Planning Board Meeting, Board approved waivers for:

- i. Section 5.3.2(3) [checklist#10]: Waive test pits & 4k Septic Areas
 - ii. Section 5.3.1(6) [checklist#31]: Waive 2FT Contours to 5 ft contours
 - iii. checklist #21]: Waive Contiguous upland computation
- #2) Add the following to the Plan:
- a) Owners' Signature.
 - b) ~~Wetlands Scientist stamp~~ *(Removed from the NOD as the waivers were granted.)
 - c) Locus Map needs north arrow and scale.
 - d) Name with address of owners.
 - e) 3.2.10(4) List of planning board waivers on final plan.
 - f) 5.3.1(4) Signature Block and Revisions layout needs to be updated.
 - g) The applicant's surveyor shall certify final plan with signature and seal.
- #3) Any outstanding fees shall be paid to the Town.
- #4) Prior to obtaining Board signature, the Applicant shall submit three (3) complete paper print plan sets and supporting documents as required in Article 3 with a letter explaining how the Applicant addressed the conditions of approval. This shall include final and complete reports for all items submitted during review for the Town of Barrington's file. The Chairman shall endorse three copies of the approved plan(s) meeting the conditions of approval. The Town shall retain a signed and approved reproducible 11"X17", and PDF format with supporting documents for Town records. The applicants engineer shall certify in writing the improvements have been constructed as approved prior to the issuance of a certificate of occupancy.

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

(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,

226 Vanessa Price
227 Town Planner
228 cc: File

229 *A motion was made by B. Hackett and seconded by A. Knapp to conditionally approve the Lot*
230 *Line with the conditions read in the notice of decision. The motion carried unanimously.*

231 Roll Call:
232 Andy Knapp-Yay
233 Bob Tessier-Yay
234 John Driscoll-Yay
235 Joyce Cappiello-Yay
236 Buddy Hackett-Yay
237 Donna Massucci-Yay

238 **7. PRIVATE ROADS**

239 **A. Bumford Road Easement:** The Select Board is interested in accepting an easement which
240 will allow the intersection of Bumford Road and Route 125 to be realigned to improve safety.
241 The associated project 251-63-RC-21-SR, applicant Robert Russell from 2A Tactical, LLC, for
242 Site Review and waivers was conditionally approved on 15 February 2022.

243 *A motion was made by A. Knapp and seconded by J. Cappiello to have Town Planner send a*
244 *letter of recommendation to the Select Board that the Planning Board supports accepting the*
245 *easement.*

246 *The motion carried unanimously.*

247 Roll Call:
248 Andy Knapp-Yay
249 Bob Tessier-Yay
250 John Driscoll-Yay
251 Joyce Cappiello-Yay
252 Buddy Hackett-Yay
253 Donna Massucci-Yay

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

255 **A.** Discussion with Subdivision and Site Review Regulation Updates.

256 Attached is a copy of the updates of the Subdivision and Site Review Regulations that the Board
257 discussed.

258 **9. ADJOURN**

259 **A.** Without objection the meeting was adjourned at 8:17 p.m.

260 Roll Call:
261 Andy Knapp-Yay
262 Bob Tessier-Yay
263 John Driscoll-Yay
264 Joyce Cappiello-Yay
265 Buddy Hackett-Yay

Donna Massucci-Yay

The next Planning board meeting is a Public Hearing for Site Review and Subdivision Regulations on May 17, 2022, at 6:30 PM.

**** 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
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. 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.