



**MEETING MINUTES**  
**Town of Barrington Planning Board**  
**Public Hearing**  
**(Approved July 19, 2022)**  
**June 21, 2022 at 6:30 PM**

**1. CALL TO ORDER-** Buddy Hackett was acting chair for Andy Knapp who was not present.

**2. ROLL CALL**

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

**Members Absent:** Andy Knapp, Chair, Ron Allard, Vice Chair

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

Donna Massucci would be a full voting member.

**3. REVIEW AND APPROVAL OF MINUTES**

A. Review and approve minutes of the June 7, 2022, meeting.

*A motion was made by A. Melnikas and seconded by J. Driscoll to approve the meeting minutes of June 7, 2022, as written. The motion carried unanimously.*

Roll Call:

Donna Massucci-Yay

Joyce Cappiello-Yay

John Driscoll-Yay

Andy Melnikas-Yay

Bob Tessier-Yay

Buddy Hackett-Yay

**4. STAFF UPDATES -TOWN PLANNER**

A. Discussion of project extensions and status of projects

Vanessa explained to the Board that there is one extension tonight and in July there will be several project extensions. Vanessa asked the Board where continuances were accepted in writing. Vanessa asked the Board how they want to handle extensions in writing or virtual for people that do not want to be present.

34  
35 B. Capital Improvements Program (CIP)

36 Vanessa explained that they are going to have their Capital Improvement Program starting soon  
37 and by statute the Planning Board does it and traditionally the Town Planner has taken over this  
38 task. Vanessa explained that she wanted to make sure that the Board was acceptable with that or  
39 work together. Vanessa explained that the department heads would be making recommendations  
40 for things that need to be funded.

41 John Huckins explained that in the past the Planner would get all the information from the  
42 department heads all together in a package and then items would be reviews and some items  
43 would be taken out or change priority of the order. John explained then the Select Board would  
44 do budgeting process in the future was the concept.

45 B. Hackett asked with members not all present could this be put in an email for what the options  
46 are and could be discussed at the next meeting.

47 **5. ACTION ITEMS**

48 **A. REQUEST FOR EXTENSION**

- 49 (1) [213-6-GR-21-\(2\) Sub \(Owner: Robert Diberto\)](#) Request by applicant to propose a  
50 subdivision to subdivide into 2 Lot subdivision with both lots would access by an existing  
51 gravel driveway (Map 213, Lot 6) and a waiver on Sloper Road in the General  
52 Residential Zoning District. BY: Chris Berry; Berry Surveying & Engineering, 335  
53 Second Crown Point Road; Barrington, NH 03825.

54 B. Hackett gave a brief description of the application.

55 Robert Diberto explained that he was the owner of the property on Sloper Road 32-acre parcel.  
56 Robert explained that 5-6 months ago this was subdivided and there were some conditions put on  
57 it for the frontage on the neck on how the deed should be written.

58  
59 B. Hackett opened public comment.

60  
61 B. Hackett closed public comment.

62  
63 *A motion was made by B. Tessier and seconded by A. Melnikas to grant the extension for the 2-  
64 Lot subdivision for Robert Diberto to June 21, 2023. The motion carried unanimously.*

65 Roll Call:

66 Donna Massucci-Yay

67 Joyce Cappiello-Yay

68 John Driscoll-Yay

69 Andy Melnikas-Yay

70 Bob Tessier-Yay

71 Buddy Hackett-Yay

73 **6. ACTION ITEMS CONTINUED FROM JUNE 7, 2022**

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

80  
81 B. Hackett gave a brief description of the application.

82 Scott Beal, Beals Associates and Josh St. Hilaire, St. Hilaire Motorsports, were present at the  
83 meeting. Josh gave the Board a submittal of a picture of what the sign would look like.

84  
85 John Huckins explained that the Planning Board use to approve signs as part of the application.  
86 John explained that has been changed to zoning a couple of years ago.

87  
88 Josh explained that the Board was looking for location of the sign.

89  
90 B. Tessier asked why the location of the cistern was changed.

91  
92 Josh explained that the location of the cistern was changed per the Fire Chief.

93  
94 A. Melnikas asked about phase II access from the other side of the building.

95  
96 Josh explained that it was required by Chief Walker about having fire truck access and the plan  
97 met the Fire Chief's needs.

98  
99 V. Price explained that the chief on phase II that depending on height they might need to sprinkle  
100 she has in the case file. V. Price explained that the Fire Chief was ok with the rest of the  
101 submittal.

102  
103 Scott explained that fire access for phase II when he meant with Chief Walker, they discussed  
104 the maneuverability around the building in regards and the fire protection. Scott explained to the  
105 Board that Chief Walker explained that Chief Walker explained that he needs to have access  
106 around the building no less than 150' with hose length from a fire truck. Scott explained that at  
107 the top of the plan they had extended the drive which would be accessing doors in and out to  
108 where it says snow storage and then on the bottom, they have gravel display area and loading  
109 zone. Scott explained that they have less than 150' around the building the Fire Chief said that  
110 was suitable for fire protection.

111  
112 J. Driscoll asked with an eight-foot rise to the flat area on the south side of the building.

113  
114 Scott explained that a typical loading dock was four foot high.

115  
116 J. Driscoll explained that he was talking the rear of the building and with a snow-covered slope  
117 and was wondering how far they must climb up that slope.

118  
119 Scott explained that it was roughly six feet to the rear corner. Scott explained that the Fire Chief  
120 didn't like the location of the cistern and explained that if the Phase I building does contain a  
121 large structure fire it may be difficult to get to, so they had to move to the front location. Scott  
122 explained that they only other concern that in Phase II that more likely that the would-be storage  
123 above 12' in height in Phase II. Scott explained that now they have the 30,000-gallon cistern they  
124 have an adequate water tank or storage facility. Scott explained that Josh understands that if the  
125 height of Phase II building is stacked higher that he would need a sprinkler system. Scott  
126 explained that a dumpster has been added to the site to the left rear. Scott explained that they  
127 have added a proposed sign location out the front of the building 22' off the right of way. Scott  
128 explained for the protection of the ATV and recreational vehicles under the raised canopy that is  
129 a now a raised concrete apron. Scott explained that the last item was to increase the radii of the  
130 pavement both entering and exiting increasing the radii from 25' to 40'.

131 Scott explained that they provided a landscape plan. Scott explained that they have received a  
132 letter from Town Planner and CMA Engineering. Town Planner comments include:

133 **\*Need to add Stonearch as the abutter Map and Lot**

134 **\*Two lots being developed together they would be merged**

135 **\*Applicant was requesting a waiver for the requirement to have notes section on top of the**  
136 **page in section 3.2.1**

137 **\*Town notes are on the cover page and then they are some outstanding notes**

138 **\* Scott checked with Doucet Survey of record some of the boundary monument would be**  
139 **set.**

140 **\*Added all the monuments that are there as they exist today only need to add he proposed**  
141 **roadway the only ones missing are the one where they are under construction.**

142  
143 Scott explained the landscaping that this was talked about a lot at the last meeting and Josh was  
144 upfront about the trees was a hindrance and they elected to do a level landscape designs they  
145 took recommendations from some of the Board members. Scott explained what they wanted to  
146 put out front and he asked if a waiver would be needed for not having the trees.

147  
148 J. Driscoll asked on the upper right was there any plan for any way to handle any runoff.

149  
150 Scott explained that he felt that there would not be an issue.

151  
152 J. Driscoll asked about a stone wall for landscaping.

153  
154 Josh expressed that he recalled talking about landscaping stone but not the stonewall.

155  
156 Scott explained that there was a waiver regarding to lighting there was a front canopy on the area  
157 with raised concrete now so under the front of the building there would be some recessed cans  
158 these would light up a display area that would be above the 2.4 category for candle foot required  
159 that a waiver be submitted. Scott explained that the light fixtures are in the poles, and they are all  
160 the same.

161 Scott expressed that the requirement for a waiver for any commercial building over ten thousand  
162 square feet needs to provide a traffic impact analysis. Scott explained this has not been done yet

and they must do for NHDOT was their requirement and can't get the driveway permit without it. Scott expressed that this falls under State permits.

B. Tessier explained that on sheet two there's a note of 30,000-gallon cistern but it's down in the display area.

Scott expressed he would move the label.

## **REQUESTED WAIVERS:**

### **4.14.2 Requirements for Short Traffic Impact Analysis**

*A motion was made by B. Tessier and seconded by A. Melnikas to grant the waiver for 4.14.2 requirements for short traffic impact analysis 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:

Donna Massucci-Yay

Joyce Cappiello-Yay

John Driscoll-Yay

Andy Melnikas-Yay

Bob Tessier-Yay

Buddy Hackett-Yay

### **3.5.10 Landscaping and Screening**

*A motion was made by B. Tessier and seconded by A. Melnikas to grant the waiver for 3.5.10 landscaping and screening 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:

Donna Massucci-Yay

Joyce Cappiello-Yay

John Driscoll-Yay

Andy Melnikas-Yay

Bob Tessier-Yay

Buddy Hackett-Yay

### **4.12.2 General Requirements**

*A motion was made by A. Melnikas and seconded by B. Tessier to grant the waiver for 4.12.2 general requirements 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:

Donna Massucci-Yay

208 Joyce Cappiello-Yay  
209 John Driscoll-Yay  
210 Andy Melnikas-Yay  
211 Bob Tessier-Yay  
212 Buddy Hackett-Yay  
213

### 214 3.2.10 Notes

215  
216 *A motion was made by B. Tessier and seconded by A. Melnikas to grant the waiver for 3.2.10*  
217 *notes as not granting the waiver would pose an unnecessary hardship to the applicant and*  
218 *granting the waiver would not be contrary to the spirit and intent of the regulations. The motion*  
219 *passed unanimously.*

220 Roll Call:

221 Donna Massucci-Yay  
222 Joyce Cappiello-Yay  
223 John Driscoll-Yay  
224 Andy Melnikas-Yay  
225 Bob Tessier-Yay  
226 Buddy Hackett-Yay  
227

228 B. Hackett and V. Price read into the record the Conditions Precedent:  
229



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

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## NOTICE OF DECISION

230  
Date of Application: March 16, 2022  
Date Decision Issued: June 21, 2022  
Case File #: 223-26.58&59-RC-22-SR

### NOTICE OF DECISION

231

[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: 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.

**Owner:** Route 125 Development LLC  
7B Emery Lane  
Stratham, NH 03885

**Applicant:** Beals Associates, PLLC  
70 Portsmouth Ave. 3rd Floor  
Stratham, NH 03885

**Dear applicant:**

This is to inform you that the Barrington Planning Board at its June 21, 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 21, 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 21, 2022, Planning Board Meeting, Board approved waivers for:

i) the requirement to have notes section on cover page per Section 3.2.10 of the Site Plan Review Regulations; and

ii) the requirement for general requirements for medium level lighting per Section 4.12.2 of the Site Plan Review Regulations; and

iii) the requirement for a full traffic impact analysis per Section 4.14.2 of the Site Plan Review Regulations. A full study will be prepared for NHDOT driveway permit and sent to the Board; and

iv) the requirement for internal shade trees per section 3.5.10 of the Site Plan Review Regulations.

#2) Add the following to the Plan:

- a) The existing conditions plan is missing the map number and lot number and zoning of all abutting landowners.  
b) NHDOT Driveway Access Permit Approval #  
c) NHDES Septic Approval #  
d) NHDES Alteration of Terrain Approval #

#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/A 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,

Vanessa Price  
Town Planner  
cc: File

*A motion was made by B. Tessier and seconded by J. Driscoll to approve the Site Review for St. Hilaire Motorsports as read by the Town Planner. The motion passed unanimously.*

Roll Call:

Donna Massucci-Yay



301 Joyce Cappiello-Yay  
302 John Driscoll-Yay  
303 Andy Melnikas-Yay  
304 Bob Tessier-Yay  
305 Buddy Hackett-Yay  
306

307 **7. OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD**

308 A. Proposed wedding venue on Merry Hill Road in Nottingham, NH.  
309

310 V. Price explained to the Board that the Town Clerk from Nottingham wanted to notify  
311 Barrington about the proposed project that's going to happen on Merry Hill Road and if any  
312 thoughts from the Board on it. Vanessa explained that this project was at preliminary stage  
313 Have not decided on operation hours.  
314

315 D. Massucci asked about noise issues.  
316

317 V. Price explained that when they went for their building permit and found out what they were  
318 using the building for that was when the questions came up. This is still in a preliminary phase.  
319

320 John Huckins explained that this was located off Route 4 and all the traffic would be off a state  
321 highway. John explained that this would not impact any Town roads.  
322

323  
324 **8. REPORTS FROM OTHER COMMITTEES**

325 A. Master Plan Land Use and Transportation Chapter Updates Kick Off meeting with  
326 SRPC held June 21, 2022, at 5:00PM

327 **9. ADJOURN**

328 A. Adjourn the Planning Board Meeting. The next Planning Board meeting is on July 12, 2022 at  
329 6:30 PM.

330 The meeting adjourned at 7:43 p.m.

331 *A motion was by A. Melnikas and seconded by J. Driscoll to adjourn the meeting at 7:43.*

332 The motion passed unanimously.

333 Roll Call:

334 Donna Massucci-Yay

335 Joyce Cappiello-Yay

336 John Driscoll-Yay

337 Andy Melnikas-Yay

338 Bob Tessier-Yay

339 Buddy Hackett-Yay  
340

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

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

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

344 **Meeting Access**

345 **In-Person**

347 Early Childhood Learning Center (ECLC)  
348 Multi-Purpose Room  
349 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#

350 **Meeting Materials**

351 Additional details regarding each agenda item and all supporting documentation can be found online at  
352 <https://www.barrington.nh.gov/planning-board>. Please contact the Land Use department with any questions via phone  
353 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  
354 full text of any proposed ordinances, regulations, or other initiatives are available for inspection in the Land Use  
355 Department Office, Monday through Thursday from 8:00 a.m. to 3:00 p.m.

356 **Special Accommodations** the Town of Barrington requires 48 hours' notice if the meeting must be modified for your  
357 participation or if special communication aides are needed. Please submit requests to the Land Use Department  
358 office via phone at (603) 664-5798 or email at [planning@barrington.nh.gov](mailto:planning@barrington.nh.gov).  
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361  
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