



## **BARRINGTON PLANNING BOARD MEETING**

**NEW LOCATION: EARLY CHILDHOOD LEARNING CENTER**

**77 RAMSDELL LANE**

**Barrington, NH 03825**

**Tuesday January 2, 2018**

**6:30 p.m.**

### **MEETING MINUTES**

#### **Members Present**

Fred Nichols, Chair

James Jennison, Vice Chair

Casey O'Brien-ex-officio

Jeff Brann

Richard Spinale

Steve Diamond

Donna Massucci

Alternate Member: Dan Ayer-ex-officio-Absent

Code Enforcement: John Huckins

Town Planner: Marcia Gasses-Absent

#### **MINUTES REVIEW AND APPROVAL**

1. Approval of the December 19, 2017 meeting minutes.

*A motion was made by C. O'Brien and seconded by R. Spinale to approve the minutes of December 19, 2017 as written. The motion carried unanimously.*

#### **ACTIONS ITEMS CONTINUED FROM December 5, 2017**

2. **114-35, 51 & 55-GR-17-LL (Owners: Geraldine S. Baxter Revocable Trust of 2010)** Request by applicant for a lot line adjustment between Map 114, Lot 35 and Map 114, Lot 51 and Map 114, Lot 51 and Map 114, Lot 55 and waivers at 269 and 511 Beauty Hill Road (Map 114, Lots 35, 51 & 55)

in the General Residential (GR) Zoning District.\* BY: Steven M. Oles, L.L.S., Norway Plains Associates, Inc.; PO Box 249; Rochester, NH 03866-0249.

Steve Oles from Norway Plains Associates, Inc. represented the Geraldine S. Baxter Revocable Trust of 2010 to ask to continue the case until March 6, 2018 so the wetland scientist could get out to the site.

*A motion was made by R. Spinale and seconded by J. Jennison to accept the applicants request to continue to March 6, 2018. The motion carried unanimously.*

### **ACTION ITEMS**

- 3. 235-1-TC-18-SR (Owners: John P. & Linda C. Svenson)** Request by applicant for a proposal to revise site plan layout for the existing parking area at 625 Franklin Pierce Highway (Map 235, Lot 1) in the Town Center (TC) Zoning District.\* BY: Chris Berry, Principal President; Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825

F. Nichols gave a brief description of the application.

Chris Berry from Berry Surveying & Engineering explained that he was representing the applicants John & Linda Svenson. He explained that the applicant was back before the Board to provide a revised site plan layout for the Dove requires some modified restriping. He explained that there would be changes made in the future of the Dove.

J. Brann asked if there was going to be any construction.

Chris Berry responded there was no construction associated with this application.

John Huckins Code Enforcement Officer explained to the Board that the applicant was before the Board to amend the original parking area. He explained that the Christmas Dove required some re-striping and explained that the Board needed to vote on accepting the application as complete.

*A motion was made by J. Brann and seconded by R. Spinale to accept the application as complete. The motion carried unanimously.*

S. Diamond asked where the road would be.

Chris Berry explained that the future roadway was developed as part of a pending site plan review for 1962 Real Estate LLC. He explained the islands would be constructed and the roadway infrastructure would be developed to the back side of the existing parking lot.

F. Nichols opened public comment.

Franklin Jones, attorney for Holy Rosary Credit Union, supported what the applicant wanted to do so that they could move forward with the project.

F. Nichols closed public comment.

S. Diamond questioned who used the parking lot.

Chris Berry explained there was an easement to the Christmas Dove.

F. Nichols read the Conditions Precedent:



## Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0195

[barrplan@metrocast.net](mailto:barrplan@metrocast.net)

[barrplan@gmail.com](mailto:barrplan@gmail.com)

## NOTICE OF DECISION

[Office use only]	Date certified:	As built received:	Surety returned
		n/a	n/a
<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>			
<b>Proposal Identification: 235-1-TC-18-SR</b> (Owners: John P. & Linda Svenson) Request by applicant for a proposal to review site plan layout for the existing parking area 625 Franklin Pierce Highway (Map 235, Lot 1) to be located on Map 239 Lot 2 in the Town Center (TC) Zoning District. By Chris Berry, Principal President; Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825			

Owner: John P. & Linda Svenson PO Box 10 Barrington, NH 03825  Engineer: Kenneth A. Berry, PE, LLS Berry Surveying & Engineering 335 Second Crown Point Rd. Barrington, NH 03825	Dated: xxxxxx, 2018
---	---------------------

### Dear applicant:

This is to inform you that the Barrington Planning Board at its XXXXX, 2018 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 6 calendar months to the day, by XXXXX, 2018, the Boards 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) This site plan shall be certified prior to the certification and recording of the lot line adjustment between Map 235 Lot 1 and Map 239 Lot 2.
  - b)
  - c)
- 2) Revise the following plan notes
  - a) Correct spelling to "Painted Island"
  - b) Correct "See Plan Reference #11" to #13
- 3) Provide draft parking easement language for Town Counsel to review and approve of language
- 4) Add the wetlands scientist stamp and signature to the final plan
- 5) Add the owners signature to the final plan
- #6) Any outstanding fees shall be paid to the Town
- 7) 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 upon receipt of an executed bond for all improvements, excluding buildings. The Town shall retain a signed and approved reproducible 11"X17", and 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

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,

Marcia J. Gasses

Town Planner & Land Use Administrator

cc: File

*A motion was made by R. Spinale and seconded by C. O'Brien to approve the site review application with the conditions as stated in the draft Notice of Decision. The motion carried unanimously.*

- 4. 235-1-TC-18-Sub (2) (Owners: John P. & Linda C. Svenson)** Request by applicant to subdivide an 11.66 acre lot into lot 1 proposed to be 4.25 acre lot and lot 2 will be 7.42 acres located at 625 Franklin Pierce Highway (Map 235, Lot 1) in the Town Center (TC) Zoning District.\*BY: Chris Berry, Principal President; Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.

F. Nichols gave a brief description of the application.

Chris Berry from Berry Surveying & Engineering explained that he was representing the applicants John & Linda Svenson. He explained that the proposal was to subdivide the remaining 11.66 acres of the land from the previously approved Lot Line revision around the Christmas Dove. He explained that the lot designation of 235-1 would stay with the Dove with 4.25 acres, while the remaining land area would be serviced by a strip of land 60' in width for future road way to the remaining 7.42 acres of land. He explained that the house would be separate from the house and that test pits were done on the remaining land. He explained that all topography and wetlands were shown on each lot and no waivers are being requested at this time. He explained that the well and septic for the Dove are located on the abutting lot Map 235, Lot 2 under an easement.

J. Brann questioned no NHDOT permit needed.

Chris Berry explained that the NHDOT permit was not needed for this application.

*A motion was made by C. O'Brien and seconded by J. Jennison to accept the application as complete. The motion carried unanimously.*

F. Nichols opened public comment.

Franklin Jones, attorney for 1962 Real Estate, LLC, supported what the applicant wants to do.

F. Nichols closed public comment.

F. Nichols read Conditions Precedent:



## Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0195

[barrplan@metrocast.net](mailto:barrplan@metrocast.net)

[barrplan@gmail.com](mailto:barrplan@gmail.com)

### DRAFT NOTICE OF DECISION

[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>			
<b>Proposal Identification:</b> 235-1-TC-Sub(2) Request by applicant to subdivide an 11.6 acre lot into lot 1 proposed to be 4.25 acres and lot 2 will be 7.42 acres located at Franklin Pierce Highway (Map 235 Lot 1) in the Town Center (TC) Zoning District. By Chris Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825			

Owner: John P. & Linda C. Svenson PO Box 10 Barrington, NH 03825  Professional: Kenneth A. Berry, PE, LLS Berry Surveying & Engineering 335 Second Crown Point Road Barrington, NH 03825	Dated: XXXXX/2018
---	-------------------

#### Dear applicant:

This is to inform you that the Barrington Planning Board at its XXXXX, 2018 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 6 calendar months to the day, by XXXXXX, 2018, the Boards 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)
    - a) Add the owners signature to the final plan
    - b) Add the wetland scientist stamp & signature to the final plan
    - c) Add State Subdivision Approval Number to the plan
    - d) Shed would be removed prior to signing of the plan.
  - 2) Revise the following plan notes
    - a)
  - 3) Add the following plan revisions
    - a) Show well used to service the Dove
    - b) Correct 50' side setback to show 15' from side and rear
    - c) Remove 50' buffer from manmade ditch/swale ref. 9.5(4)(a) ZO
  - 4)
  - 5) Add the following plan notes:
    - a) No building permit is to be issued for Map 235 Lot 1-1 until such time as road work commences on the area identified for "Future Roadway 60 Feet Wide"
    - b)
  - 6) Provide copies of draft easement deeds for Town Counsel approval
  - 7)# Proper and complete survey monumentation shall be installed on the properties as a condition to final approval of the application. Granite bounds shall be set at the intersection of existing or proposed lot sidelines with existing proposed streets. Iron pins (pipe or rod) are to be placed at all property line corners and angles, and all points of curvature and points of tangency. Monuments for the lot being developed shall be placed not more than 300 feet apart in any straight line. The applicant's surveyor shall certify in writing that the bounds and pins have been installed according to the submitted plan. (*Reference 8.8 of the Town of Barrington Subdivision Regulations*)
  - 8) Any outstanding fees shall be paid to the Town
  - 9) Final Drawings (a) five sets of black line (b) plus one set of 11"X17" final approved plans must be on file with the Town. Each individual sheet in every set of drawings must be stamped and signed by the land surveyor, engineer, or architect responsible for the plans. Note. If there are significant changes to be made to the plans, as specified above, one full size check print must be sent to the Land Use Office for review prior to producing these final drawings.
  - 10) Provide \$25 check made out to SCRD to cover LCIP fee
- General and Subsequent Conditions
- 1)# In accordance with RSA 674:39 active and substantial development shall mean the expenditure of at twenty-five percent (25%) of the infrastructure costs required for a

development, as indicated by a subdivision approved by the Planning Board, within (24) months of said approval, where approved plans have been properly recorded at the Registry of Deeds. Infrastructure shall mean in this instance, the construction of roads, storm drains, water and sewer facilities, or parking lots. Compliance with this definition shall also necessitate that a bond or other security to cover costs of said infrastructure requirements has been posted with the Town prior to the beginning of construction, if required as a condition of approval.

- 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,

Marcia J. Gasses  
Town Planner & Land Use Administrator

cc: File

*A motion was made by C. O'Brien and seconded by R. Spinale to approve the 2 lot subdivision with the conditions as stated in the draft Notice of Decision. The motion carried unanimously.*

### **COMMUNICATIONS RECEIVED**

### **REPORTS FROM OTHER COMMITTEES**

### **UNFINISHED BUSINESS**

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

5. Review of a request for a building permit at 47 Pine Road a Private Road, for Daniel Cassidy & Barbara Feldman (Map 106, Lot 31)

*Without objection the Board agreed to send a letter to the selectmen stating that they knew of no pending projects or conditions that would hinder the issuing of a building permit. The Board concurs with the recommendations of Peter Cook, Road Agent.*

### **SETTING OF DATE, TIME AND PLACE OF NEXT MEETING AND ADJOURNMENT**

Next meeting would be January 16, 2018 at the Early Childhood Learning Center  
77 Ramsdell Lane at 6:30 p.m.

Without objection the Board adjourned at 7:23pm



Respectfully submitted,

Barbara Irvine