



BARRINGTON PLANNING BOARD MEETING

NEW LOCATION: EARLY CHILDHOOD LEARNING CENTER

77 RAMSDELL LANE

Barrington, NH 03825

Tuesday

October 16, 2018

6:30 p.m.

(Approved November 6, 2018)

MEETING MINUTES

Members Present

James Jennison, Chair
Jeff Brann, Vice Chair
Steve Diamond
Donna Massucci
Andy Knapp ex- officio

Members Absent

Fred Nichols

Alternate Member Absent

Dan Ayer, Ex-officio

Town Planner: Marcia Gasses

MINUTES REVIEW AND APPROVAL

1. Approval of the October 2, 2018 meeting minutes.

Without objection the minutes were approved as amended at line 101 by S. Diamond.

COMMUNICATIONS RECEIVED

M. Gasses went over the flyer and article for the Facilities and Utilities Chapter. SRPC had an article that had run on Saturday October 13, 2018. Flyers were being placed at different office locations and would be added at the Post Office and Library. One gentlemen had volunteered so far after seeing the article in the paper.

REPORTS FROM OTHER COMMITTEES

J. Brann explained that the wetland buffer committee had not had the opportunity to meet since the last meeting, but a date would be scheduled soon.

UNFINISHED BUSINESS

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

2. Possible vote to Declare Project of Potential Regional Impact. Case information below:
263-13.1, 13.2, 18&19-RC-18-9.6 263-13.1, 13.2, 18&19-RC-18-SR (Owners: Town of Barrington, John Scruton, Town Administrator and Liberty International Trucks of Barrington, LLC) Request by Applicant Arleigh Green, Hard Rock Development, LLC, for development of an excavation project for the sale of sand/gravel. Construction to include the construction of proposed roads shown to road base and proposed drainage features on Route 125 (Calef Highway) and Pierce Road (Map 269, Lots 13.1, 13.2, 18, & 19) in the Regional Commercial Zoning District. BY: Barry W. Gier, PE, Jones & Beach Engineers, Inc.: 85 Portsmouth Avenue, Stratham, NH 03885.

M. Gasses explained the process indicating that environmental concerns regarding proximity to aquifers and the headwaters of the Bellamy and Oyster Rivers as well as traffic concerns. If the Board decided the project was a possible “development of regional impact” the communities involved would be notified by certified mail as well as receive copies of the minutes of the meeting and where to find information on the project. She would also let them know of the public hearing scheduled for February 5, 2019. M. Gasses explained she had sent a previous letter making the communities aware of the project.

J. Brann expressed he had been through the check list that the Strafford Regional Planning Commission puts out. With regard to environmental concerns, the hydrogeological study would address those issues. He expressed that transportation could be a possible reason to declare it a possible “development of regional impact”. Trucks traveling to the Lee traffic circle and turning to sites on Route 125 could be a concern. The language stated that if in doubt declare it a “development of possible regional impact”.

S. Diamond expressed in addition to proximity to borders of neighboring communities, he was concerned about noise.

J. Brann expressed from a regional impact he did not see the noise traveling to other communities.

J. Jennison expressed the only sound usually is audible is the horn.

A motion was made by S. Diamond and seconded by D. Massucci to declare the application for Hard Rock Excavation a possible “development of regional impact” for the communities of Dover, Lee, Madbury, Portsmouth, Durham and the University of New Hampshire.

Roll Call

A. Knapp	recused
J. Jennison	aye
S. Diamond	aye
D. Massucci	aye
J. Brann	aye

The motion carried 4-0

J. Jennison asked if letters would be sent.

M. Gasses stated she would send the certified letter with the explanation of where the Board stands with the project to the communities identified as well as SRPC indicating when the application had been continued along with the meeting minutes. Plans would be sent to SRPC along with other pertinent information. SRPC would hold their own public hearing and make recommendation to the Board based solely on potential regional impacts.

3. Discussion on possible Zoning Amendments to address Solar Development.

The Board discussed the possibility of addressing a solar amendment on the upcoming warrant. The timeframe was short on such a complex topic. The Board did feel that aesthetics was very important. There was a concern for buffering from neighbors with commercial and front yard mounted residential. The roof mounted units did not bring the same concern. The Board agreed to work on the ordinance individually and bring to the next meeting what they felt were the most important issues to address.

4. [Review of a request for a building permit at 352 Hemlock Lane a Private Road, for Barbara & Stephen Kresge \(Map 124, Lot 43\)](#)

M. Gasses explained the building permit request. The application was for the addition of a garage with living space above, and the repair of a retaining wall, to an existing home on Hemlock Lane. Peter Cook's, Road Agent, recommendation was that if there is any road damage that the applicant repair any damage and grade the road.

A. Knapp questioned why they were positioning the garage where they were. The location was making a nonconforming site more nonconforming.

M. Gasses explained that the applicant had a variance from the ZBA to locate the garage where they proposed. Topography and safety concerns came into play. The ZBA had looked at the application thoroughly and some members were familiar with the site and saw it as an improvement.

J. Jennison asked how the addition made the site safer.

M. Gasses explained the deck and steep stairs along with the topography caused safety concerns that would be improved by their removal and the addition of the garage. The retaining wall was what was in the setback and the relief was so that they could construct it correctly.

J. Brann expressed the garage met the setback; it was the retaining wall that did not.

S. Diamond expressed the 10' road width in places was the narrowest they have seen yet.

S. Diamond expressed he did not see where the Fire Chief had commented.

M. Gasses explained he would make comments to the Select Board just as the Planning Board would be doing.

S. Diamond expressed that when visiting the road that there was a narrow area in the road where the road was only 2 feet above the water and if the water level rose they would not have a driveway anymore.

M. Gasses expressed that he was right, that an undersized culvert existed, but that they already lived there.

S. Diamond expressed they were adding a family room over the garage and questioned whether they would need to come back if they wanted an accessory dwelling unit.

M. Gasses expressed that based on increased traffic they may need to.

S. Diamond explained that he had come upon a box truck and a truck with trailer hanging out in the road and he could not have passed with his motorcycle; the road was quite narrow in spots. The road was not passable in all seasons for large vehicles.

S. Diamond questioned how signing of the agreement by future owners could be enforced.

M. Gasses expressed we were limited by the law, but that banks in particular were aware of homes on private roads and some may not finance them unless there is a homeowner's association in place. If someone came in requesting to build on the road the indemnification would need to be signed as a condition.

J. Jennison asked if the Board agreed to send the recommendation letter as written.

M. Gasses stated she included the line about not meeting the minimum private road width.

M. Gasses will send the letter.

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

November 6, 2018 6:30 p.m. Early Childhood Learning Center

Respectfully submitted,

Marcia J. Gasses
Town Planner & Land Use Administrator