



BARRINGTON PLANNING BOARD MEETING

NEW LOCATION: EARLY CHILDHOOD LEARNING CENTER

77 RAMSDELL LANE

Barrington, NH 03825

Tuesday November 6, 2018

6:30 p.m.

MEETING MINUTES

NOTE: THESE ARE SUMMARY ACTION MINUTES ONLY. A COMPLETE COPY OF THE MEETING AUDIO IS AVAILABLE AT THE LAND USE DEPARTMENT.

Members Present

James Jennison, Chair
Jeff Brann, Vice Chair
Steve Diamond
Donna Massucci

Members Absent

Andy Knapp ex- officio
Fred Nichols

Town Planner: Marcia Gasses

MINUTES REVIEW AND APPROVAL

1. Approval of the October 16, 2018 meeting minutes.

Without objection the October 16, 2018 meeting minutes were approved as presented.

ACTION ITEM

2. Public hearing and possible adoption of the 2019-2029 Capital Improvements Program.

M. Gasses presented a power point on the Capital Improvements Program. She discussed with the Board the process, which included input from department heads as well as a presentation to and comments from the Select Board.

J. Jennison opened and closed public comment.

No one spoke.

M. Gasses recommended that the \$200,000 dollars requested by the Conservation Commission be removed and that the Commission request funding on a project by project basis for improvements. The Commission did not have any specific plans at the time and she advised warrant articles for specific projects may be a better route.

J. Jennison expressed that he felt that the work the Commission did was popular with citizens and he would like to leave \$50,000 in the line.

M. Gasses expressed that it was up to the Board. The Conservation Commission would have to place a warrant article for the funds on the March Ballot.

The Board discussed reducing the amount to \$50,000 and wanting to support the efforts of the Conservation Commission. The Conservation Commission could add projects and requests each year as the CIP is reviewed and updated.

The Board consensus was to reduce the Conservation request to \$50,000.

S. Diamond updated the Board that his rough idea of the cost for the bike route from Sherburne Rd. to Pinkham Rd. would be \$133,000. The Conservation Commission had been receptive to the proposed route when he had met with them.

J. Jennison expressed they steer construction of the bike route toward the Conservation Commission.

M. Gasses expressed that before requesting funds for the project more research should be done as well as looking into grant opportunities.

S. Diamond expressed he would reach out to SRPC.

M. Gasses will ask John Scruton if the Planning Board can place warrant article for funding for trail work.

A motion was made by J. Brann and seconded by D. Massucci to approve the CIP with the change for the Conservation Commission Funding from \$200,000 to \$50,000. The motion carried unanimously

CONCEPTUAL REVIEW

3. [121-28-GR-18-ConceptReview \(Owner: Todd Green\)](#) Request by applicant for a preliminary conceptual review to create an additional 27 seasonal camp sites at 7 Barrington Shores Drive on a 24.8+/- acre site in the (Map 121, Lot 28) General Residential Zoning District. BY: Raymond Bisson, Stonewall Surveying; PO Box 458; Barrington, NH 03825.

Ray Bisson represented the applicant. Todd Green, owner and Tim McClain operator were present. Mr. Bisson explained that most of the sites were seasonal and the campers stay for years and obey the rules. Many of the campers frequented local businesses and restaurants. The minimum requirement per the site regulations was 1000 sq. ft. The sites proposed far exceeded the requirement.

Wetland delineation was done and there was one area. More test pits would need to be performed. A 30' side buffer was proposed with a 20' buffer from Hall Road. The campground is only open from May to October. The applicant was asking for relief from the 100' buffer.

Chief Walker had been consulted and preferred a loop road adjacent to the right of way. Conservation Commission was concerned with erosion and impact to the lake.

S. Diamond asked about the concern for algae brooms resulting from increasing population near the water.

Ray Bisson explained they would make sure to stay out of the 250' Shoreland District.

S. Diamond asked about the visual buffer mentioned by the Police Chief.

Ray Bisson explained that it would be vegetative.

J. Jennison expressed concern with maintaining a visual buffer from Hall Road.

J. Brann explained that you could increase the buffer without significantly affecting the lots along the road. He also expressed concern with the location of the proposed septic and asked for an explanation of how they would address the Fire Chief's concerns.

D. Massucci asked if they could decrease the size of the sites along Hall Road.

J. Jennison expressed that the sites along the road may need to be transient. He did not see how there was a hardship to allow for such a small buffer.

S. Diamond expressed that he traveled the road frequently and there is often a lot of smoke from the camp fires.

J. Jennison asked if there was a restriction on the age of the unit.

Tim McClain expressed no.

Richard McKenny expressed he owned land adjacent to the right of way and was considering building on the lot he had. The pines along Hall Road and the right of way isolated the campground from the adjacent neighbors. He asked that the buffer be 100'.

J. Brann expressed the removal of the corner lot by his property would give him almost 100'.

Dick Myer work for the water district and he was not sure if they could support the plans or not. He asked how many campers.

Tim McClain expressed 116 seasonal, 16 transient, 8 cabins, 6 with water, and 15 sites in the safari field with water.

Dick Meyer agreed with Mr. McKenney that he did not see why they could not maintain 100'.

Rick Petrie a commissioner for the water district was not opposed to the campground. He believed a variety of size lots could be used.

J. Brann asked if they could eliminate the four lots along the side right of way.

Ray Bisson asked what if they had a 50' buffer on both sides.

J. Brann expressed that might be acceptable with increasing the plantings within the vegetative buffer, taking into account the 20' right of way.

Ray Bisson expressed once they had an idea of the relief they could further design the site.

M. Gasses asked how the Board felt about a 50' buffer with increased plantings.

J. Jennison expressed the vegetation would have to be maintained.

J. Brann expressed they were trying to balance the rights of the property owner with the rights of the abutters.

S. Diamond expressed his fundamental concern was the rights of the abutters. He would like to see minimum environmental impacts as well as new sites and thought possibly they could acquire land from an abutter. He believed the value of a lot is partially determined by its development potential and you could not take the value of neighboring properties by building camp sites right up to the property line, because that would negatively impact the value of future development for abutters.

J. Jennison asked if 50' setbacks were something they could work with.

J. Brann expressed that less than 50' would not work, but he would consider 50'. He also wanted the issue of the Fire Chief addressed.

D. Massucci agreed with the 50' and would like to see a layout. She thought maybe a horseshoe layout that would accommodate the Fire Chief's requirements.

J. Jennison expressed the road could decrease the buffer. He would probably be able to support the 50' buffer.

S. Diamond felt 75' was realistic, but with 50' he would need some convincing.

D. Massucci expressed that she wanted the business to flourish and was looking at a compromise.

Todd Green expressed that was why they were there, to try to have as little impact as possible.

Dick Meyer expressed that the pumps for the district were not strong enough to supply the campground and would like to see if the campground owner would consider helping them with an upgrade.

Todd Green said they could discuss the matter.

COMMUNICATIONS RECEIVED

REPORTS FROM OTHER COMMITTEES

UNFINISHED BUSINESS

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

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

S. Diamond expressed he would like to see solar combined with some other use such as bunny habitat.

J. Jennison expressed he removed most of the capacities and size related to use.

J. Brann discussed combining some of the definitions related to size. He suggested combining Commercial Solar with Large Commercial Solar and Industrial Solar with Utility Solar with a size range of 20-120 acres.

J. Jennison expressed that ground mounted units should not be allowed in the front yard.

The Board would *work on suggested language to bring to the next workshop.*

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

November 20, 2018 at 6:30 p.m.

Without objection the meeting adjourned at 9:30 p.m.

Respectfully submitted,

Marcia J. Gasses
Town Planner and Land Use Administrator