



BARRINGTON PLANNING BOARD MEETING

NEW LOCATION: EARLY CHILDHOOD LEARNING CENTER

77 RAMSDELL LANE

Barrington, NH 03825

**Tuesday May 7, 2019
6:30 p.m.**

MEETING MINUTES

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

Jeff Brann, Vice Chair acting for Chair
Steve Diamond
Donna Massucci
Ron Allard
Robert Pimpis
Dan Ayer ex-officio

Alternate Member Present

Rondi Boyer-Filled in for James Jennison

Members Absent

James Jennison, Chair
Andy Knapp ex-officio

Town Planner: Marcia Gasses
Staff: Barbara Irvine

MINUTES REVIEW AND APPROVAL

1. Approval of the April 16, 2019 meeting minutes.

Without objection the minutes of April 16, 2019 were approved.

ACTION ITEM CASES CONTINUED FROM April 2, 2019

2. **234-31&31.4-GR-19-ConsSub (Owner: Donetta Haley)** Request by applicant for a 13 Lot Conservation Subdivision, Waivers and 9.6 Special Permit on Meetinghouse Road and Oak Hill Road on 51.50 acres (Map 234, Lots 25, 31, 31.4) in the General Residential and Village Districts. By: Chris Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825

Daniel O'Lone asked the Board if they could continue until May 21, 2019 for this application and two related applications. The reason to continue was that they needed more time to reply to Town engineer Dubois & King.

A motion was made by R. Allard and second by Bob Pimpis to grant the continuance to May 21, 2019. The motion carried unanimously.

3. **234-25-V-19-Sub (4) (Owners: Michael H. & Lisa M. McMahon)** Request by applicant for a 4 Lot Subdivision on Meetinghouse Road and Oak Hill Road on 23.55 acres (Map 234, Lot 25) in the Village Zoning District. By: Chris Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.

A motion was made by R. Allard and second by Bob Pimpis to grant the continuance to May 21, 2019. The motion carried unanimously.

4. **234-25-V-19-SR (Owners: Michael H. & Lisa M. McMahon)** Request by applicant for a Site Review proposal to construct three private roadways and a driveway off Meetinghouse Road to provide access to 24 triplex units on Meetinghouse Road and Oak Hill Road (Map 234, Lot 25) in the Village Zoning District. By: Chris Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.

A motion was made by R. Allard and second by Bob Pimpis to grant the continuance to May 21, 2019. The motion carried unanimously.

ACTION ITEM CASE FROM April 16, 2019

5. **270-26-RC-19-SR (Owner: Eric Burgess)** Request by applicant for a Site Review proposal for a landscape yard on Route 4 (aka Old Concord Turnpike) on a 5.49-acre site (Map 270, Lot 26) in the Regional Commercial Zoning District. BY: Scott Frankiewicz; Brown Engineering and Surveying, LLC; 683C First NH Turnpike; Northwood, NH 03261.

J. Brann gave a brief description of the application that was continued from April 16, 2019.

Scott Frankiewicz from Brown Engineering and Surveying, LLC represented Eric Burgess from Burgess Landscaping. Scott explained that they were back before the Board with answers to questions that the Board previously asked. Scott explained that when they surveyed there was snow, so they resurveyed and the driveway was 18' to 20' wide locating the driveway on the plan. Scott explained that he added a plan showing the wetland buffers and driveway. Page #3 showed what equipment layout would look like on site, and everything including the cross section that was required by the Town of Barrington minus the pavement.

J. Brann opened public comment.

J. Brann closed public comment.

S. Diamond asked how they determined the dimensions of the driveway.

Scott explained that they located the driveway.

S. Diamond asked if they dug in the driveway.

Scott explained that they didn't check the cross section, they checked the dimensions of the driveway.

S. Diamond asked if he talked about existing material or new material brought in.

Scott described the area they were proposing for the site and what was it made of.

J. Brann stated that it was a lay down/parking area.

Scott stated that when the driveway was put in that it must have been crushed gravel.

D. Ayer expressed that the driveway had been there for at least 12 years.

S. Diamond questioned the compost material. At one point they stated that it would be 100 to 200 yards and asked if that was at any given moment or per year.

Eric Burgess explained that was per year and stated that as it gets composted they would deliver to customers. Eric explained that would be the maximum amount stored on site at one time.

D. Ayer asked about restrooms on site.

Eric explained that on the phrase one plan they do not have plans to have restrooms on site. In phase one they are only there for a few minutes in the morning and are off site most of the day.

D. Ayer asked how many employees.

Eric stated that they have 6 employees.

D. Ayer stated by law they needed restrooms.

M. Gasses explained that was a question for code enforcement and she would check with him.

Eric expressed that they could bring that up and, in the future, they would have.

D. Massucci asked what the hours of operation would be.

Eric explained that the hours of operation would be 7:00am to 4:00 pm and in the winter the hours would change being a seasonal business.

J. Brann asked about the wetland buffer plan that was added.

Scott explained that he submitted as a stand-alone plan.

J. Brann stated that it wasn't reflected on the plans index.

Scott explained that he could add it to the set of plans.

J. Brann expressed that he would like to see it added to the set of plans.

M. Gasses explained that it could be added to the plans and stated that this was not required to be recorded.

J. Brann asked about one monument listed in the southeast corner, one along the backline, and an iron pipe on the north; he didn't see where the other monuments were on the property.

J. Brann explained that he didn't see [monuments for] the other 3 corners on the property.

Scott explained they were that was the ones he had located.

J. Brann expressed that 4.2 in the Site Review Regulations required that you locate the monuments in all 4 corners. J. Brann explained that there was a method that you can put (TBS) to be set for the corners and every 300’.

Scott explained that this should have been done on the original subdivision.

J. Brann stated that this was a requirement to be on the plan.

J. Brann asked if all the materials were added to the plan.

Scott explained that he spoke to M. Gasses and he could add to the final plans.

J. Brann questioned if it was 12” of gravel.

Scott explained that it was 12” of bank run and 6” of crushed gravel.

J. Brann questioned the gap between current driveway and the laydown area. There was a gap of 20’ to 30’ and questioned if the driveway was going to be extended to the laydown area.

Scott explained that if you look at the wetland buffer plan it clearly showed the existing gravel driveway going over the laydown area.

J. Brann explained that Sheets 3 and 4 needed to be modified. Last meeting, he was asked what the length of the stone drive was because of two different values on the plan and the applicant said 50’ but now the plans were changed to 75’. He asked why this was changed to this value.

Scott explained the reason for the change was NHDOT requirements; he checked and this was now correct.

M. Gasses read Conditions Precedent:



Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0195

mgasses@barrington.nh.gov

NOTICE OF DECISION

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built received:</i>	<i>Surety returned</i>
<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>			

Proposal Identification: 270-26-RC-19-SR (Owner: Eric Burgess) Request by applicant for a Site Review proposal for a landscape yard on Route 4 (aka Old Concord Turnpike) on a 5.49 acre site (Map 270, Lot 26) in the Regional Commercial Zoning District. By: Scott Frankiewicz; Brown Engineering and Surveying, LLC; 683C First NH Turnpike; Northwood, NH 03261

Owner:
Eric Burgess
Burgess Landscaping
125 Pointe Trinity Drive
Strafford, NH 03884

Professional:
Scott R. Frankiewicz, LLS & Kent Brown, PE
Brown Engineering and Surveying, LLC
683C First NH Turnpike
Northwood, NH 03261

Dated: xxxxxx, 2019

Dear applicant:

This is to inform you that the Barrington Planning Board at its XXXXX, 2019 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, 2019, 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) Any further expansion of the scope of operation will require review by the Planning Board and possible upgrade to the driveway.
 - b) The applicant's engineer shall certify the improvements have been installed as designed prior to the issuance of a Certificate of Occupancy/Use
- 2) Revise the following plan notes
 - a) Revise the zoning designation to Regional Commercial where there is no Highway Commercial Overlay in this zone.
- 3) Make the following plan revisions:

- a) Add monuments in compliance with Article 4.2 of the Site Review Regulations
- b) On Sheets 3 of 4 add hatching to connect driveway to parking lot/laydown area.
- 4) Address the question regarding need for porta potty on site.
- 5) Add Wetland Buffer Plan to list of drawings on cover sheet.
- #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 PDF format with supporting documents 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
- 2) The engineer shall certify the improvements have been installed as designed prior to the issuance of a Certificate of Occupancy for the use.

(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. Allard and seconded by B. Pimpis to approve the Site Plan for a Landscaping business based on the conditions read by the Town Planner. The motion carried unanimously.

Roll Call:

S. Diamond- Yay

R. Boyer-Yay
B. Pimpis-Yay
D. Ayer-Yay
R. Allard-Yay
J. Brann-Yay
D. Massucci-Yay

ACTION ITEMS

6. **126-61-GR-19-Sub (3) (Owners: Dylan Bisson & Kathryn McCabe)** Request by applicant for a 3-Lot Subdivision Lot 61 will be 2.07-acres, Lot 61.1 will be 2.52 acres and Lot 61.2 will be 13.81 acres at 2111 Franklin Pierce Highway on 18.4 acres (Map 126, Lot 61) in the General Residential (GR) Zoning District. By: Bruce Pohopek, NHLLS; 42 Flagg Road; Rochester, NH 03867.

J. Brann gave a brief description of the application.

Jason Pohopek representing for Bruce Pohopek for applicants Dylan Bisson & Kathryn McCabe for a 3-lot subdivision on Franklin Pierce Highway. Jason explained to the Board that the applicants bought this lot a year or so ago and thought that this was already subdivided. Jason explained to the Board that this was before the Board several years ago (2006) and went through the approval process when it received all the approvals. Jason explained that the plan was subdivided the same way it was years ago but was never recorded. Jason explained that the only reason they were here was to complete the final step. Jason explained that this would create two new lots with the existing house on the third lot. The applicant had to apply for a new NHDOT permit and the access would be a side access due to the nature of the curve per NHDOT and the existing driveway would be abandoned.

S. Diamond asked if the woods road teeter out at both ends.

Jason explained that was a woods road created years ago to harvest the timber.

A motion was made by D. Ayer and seconded by D. Massucci to accept the application as complete. The motion carried unanimously.

J. Brann opened public comment.

J. Brann closed public comment.

J. Brann asked about the location of the driveway.

Jason showed the location on the plan.

J. Brann expressed that they would not be taking access from the current driveway.

Jason explained that they would not be using this driveway.

M. Gasses explained to the Board that on April 17, 2019 the Zoning Board of Adjustment granted a Special Exception and an Equitable waiver on the below application:

The ZBA **granted a Special Exception** on April 17, 2019 from Article 4.1.2 Lot Frontage to allow proposed Map 126 Lot 61 to take access from a side not the lots frontage.

The ZBA **granted an Equitable Waiver** from dimensional requirements on April 17, 2019 to allow an encroachment for an addition to the garage on Map 126 Lot 61 to remain.

J. Brann asked if this was a backlot subdivision requirement due to the split driveway between the two back lot properties.

Jason explained that the Special Exception exempts them from the split driveway and explained that NHDOT required side access for sight distance.

J. Brann questioned that being a backlot subdivision, he was looking for a road agreement because this was required in the Zoning Ordinance and did not see that was addressed.

Jason explained that they could supply road agreement language. Jason asked about the requirement that all lot lines for new lots have monumentation be set every 300' or less. Jason wanted to be clear the plan did have monumentation, but the perimeter did not have 300' or less in all cases.

M. Gasses explained that it states that monuments for the lot being developed shall be placed not more than 300 feet apart in any straight line.

Jason explained that they did not have curves and explained that he interpreted that it would be for all new lines, not existing lines on the property perimeter, and asked if the Board interpreted the regulation differently, it needed to be addressed.

J. Brann explained that it must be in compliance with the Subdivision Regulations.

Jason expressed that this was how he interpreted the Subdivision Regulations.

M. Gasses stated that she disagreed compared to all the other subdivisions the Boards had seen.

J. Brann expressed that he understood that this was round two of this subdivision.

Jason expressed that he could clear the air by asking for a waiver for this based on some of the conditions. Jason explained that it also has that granite bounds are supposed to be set along the road when there was already monumentation set there.

J. Brann expressed that they could ask for a waiver for granite monument.

M. Gasses asked if they had drill holes already.

Jason explained the ones that already had drill holes and the ones that didn't.

S. Diamond expressed that the Board has waived granite bounds.

J. Brann explained that the requirements were that proper and complete survey monumentation shall be installed on the properties as a condition or final approval of the application. J. Brann explained that he understood the concerns but the Board they would need to meet the requirements as a condition of final approval.

D. Ayer explained that the granite monuments get disturbed and they are in the ground 4' and may not be able to find them.

J. Brann expressed that the Board could waive granite because of the way the monuments are set.
J. Brann explained that if they could meet a requirement then they should.

D. Ayer explained that he felt the extra pins really were not needed.
D. Ayer expressed that there was a lot of wetlands outback.

J. Brann expressed that the Board felt that the requirement for 300' could be met, however, they felt that a waiver for the granite bounds was acceptable.

Jason requested two waivers:

Request a waiver of monumentation every 300' around the perimeter of the boundary for Lot 61-2 that was bounded by a stone wall recorded on a plan, along the back line [easterly boundary] which was unused wetland that abuts Phil Boodeys, and south boundary. He also requested a waiver on use of granite monuments. Jason expressed that this would be a burden to the applicant since they bought this property assuming that the subdivision was already approved.

D. Ayer expressed that he agreed with the applicant.

A motion was made by D. Ayer and seconded by D. Massucci to accept the waivers. The motion carried unanimously.

S. Diamond explained that the purpose to that the whole perimeter marked was to avoid confusion in the distant future. S. Diamond expressed when he looks at the online maps that they are not always clear; the less confusion, the better.

B. Pimpis questioned if there were already monuments there.

Jason expressed that they were in the stone wall. Jason explained that if you require this you would need to drill holes in that wall. Jason explained that there were monuments in the back corner and all the other locations.

S. Diamond explained that the only line that concerned him was the southern line; the other ones he agreed were clear.

M. Gasses explained to the Board that the waiver was justified and explained that there was a lot of wetlands on a very large lot.

Jason explained that all the other areas have monumentation and that one lot was already developed. Jason explained that the easterly boundary of Lot 61-2 was monumented by trees as shown on the plan.

J. Brann expressed that they have not ran across this before and asked M. Gasses was there enough history with other monumentation calling out trees.

M. Gasses explained that there were other deed description that called out trees.

J. Brann asked because one was a tree.

Jason explained that he was not going to cut the tree to put a monument in.

M. Gasses explained to the Board that they were going to make sure and verify that the plan had it meets and bounds on it.

J. Brann expressed that most of the Board members agreed except on the south side and felt that they could waive the north, west and east boundary.

Jason explained that the waiver request was for the entire perimeter boundary.

D. Massucci asked what was wrong with the south side.

S. Diamond explained that it doesn't have a rock wall or wetlands with nothing clarifying it.

D. Massucci asked if it was a straight line.

S. Diamond stated it was a straight line.

J. Brann explained that the applicant was requesting a waiver for the entire lot.

Jason expressed that he would make sure the line was flagged and would be a lot less effort from a surveyor prospective.

R. Allard stated that you could see the building in the corner.

S. Diamond stated that at this moment he would vote against this waiver.

M. Gasses explained to the Board that justification was one of two and she read the following: "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." or "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."

A motion was made by D. Ayer and seconded by D. Massucci to grant the waiver of subdivision regulations on monuments for the requirement for not more than 300' apart because specific circumstances relative to the subdivision, or condition of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.

R. Allard expressed that the entire perimeter was a matter of record and a subdivision was already done.

Roll call:

S. Diamond-Nay

R. Boyer-Yay

R. Pimpis-Nay

D. Ayer-Yay

R. Allard-Yay

J. Brann-Nay

D. Massucci-Yay

The motion carried 4-3

A motion was made by D. Ayer and seconded by R. Allard to grant the waiver from granite monumentation along the road because specific circumstances relative to the subdivision, or condition 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:

D. Massucci-Yay

J. Brann-Yay

R. Allard-Yay

D. Ayer-Yay

R. Pimpis-Yay

R. Boyer-Yay

S. Diamond-Yay

M. Gasses Read the Conditions Precedent:



Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0195

mgasses@barrington.nh.gov

DRAFT NOTICE OF DECISION

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built received:</i> <i>n/a</i>	<i>Surety returned</i> <i>n/a</i>
<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>			
Proposal Identification: Request for applicant for a 3-lot Subdivision; Lot 61 will be 2.07-acres, Lot 61.1 will be 2.52 acres and Lot 61.2 will be 13.81 acres at 2111 Franklin Pierce Highway on 18.4 acres (Map 126, Lot 61) in the General Residential (GR) Zoning District. BY Bruce Pohopek, NHLLS; 42 Flagg Road; Rochester, NH 03867			

Owner: Dylan Bisson and Kathryn L McCabe 2111 Franklin Pierce Highway Barrington, NH 03825 Professional: Bruce Pohopek, LLS 42 Flagg Road Rochester, NH 03867	Dated: XXXXX/2019
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Dear applicant:

This is to inform you that the Barrington Planning Board at its XXXXX, 2019 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, 2019, 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 the NHDOT driveway permit number to the plan
- 2) Revise the following plan notes
 - a) Remove note #7 "No further subdivision of Lot 61-2 is permitted"
 - b) Add the source and datum of topographic information (USGS required)
- 3) Add the following plan revisions to the plans
 - a) Revise approval block to 3" high by 3 ½' wide
- 4) Add the following plan notes:
 - a) Driveway must have Select Board approved name & signage in place prior to the issuance of a building permit
 - b) Add the note, "Required erosion control measures shall be installed prior to disturbance of the site's surface area and shall be maintained through the completion of all construction activities. If during construction, it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual site conditions, the Owner shall be required to install the necessary erosion protection at no expense to the Town.
 - c) Add note, "The ZBA granted a Special Exception on April 17, 2019 from Article 4.1.2 Lot Frontage to allow proposed Map 126 Lot 61 to take access from a side not the lots frontage".
 - d) Add note, "The ZBA granted an Equitable Waiver from dimensional requirements on April 17, 2019 to allow an encroachment for an addition to the garage on Map 126 Lot 61 to remain".
 - e) Add note, "Construction details to conform with NHDOT Standards and Specifications for Roads & Bridges, Town of Barrington Highway Department Requirements, and Subdivision Regulations

- f) Add note, "Flag the location of the 50 foot buffer in the field on lot 61.1 prior to site disturbance for construction"
 - g) A waiver was granted from 8.8 monumentation for relief from the requirement to use granite bounds.
 - h) A waiver was granted from 8.8 monumentation for relief from the requirement that monumentation be placed no more than 300 feet apart in any straight line.
- 5) Staff shall approve proposed driveway easement & maintenance agreement language and the agreement shall be referenced on the plan.
- 6) 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)* (Waivers were granted from 8.8 from requirement monuments be placed not more than 300 feet apart in any straight line and granite bounds all the intersection with the street.
- 7) Any outstanding fees shall be paid to the Town
- 8) 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.

General and Subsequent Conditions

- #1) 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.
- 2) Provide a check for \$25 made out to Strafford County Registry of Deeds for the LCHIP fee.

(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 S. Diamond and seconded by B. Pimpis to approve the 3-Lot Subdivision based on conditions read by the Town Planner.

Roll call:

D. Massucci-Yay
J. Brann-Yay
R. Allard-Yay
D. Ayer-Yay
R. Pimpis-Yay
R. Boyer-Yay
S. Diamond-Yay

7. **225-71-GR-19-SR (Owner: Barrington Youth Association)** Request by applicant for site review for a proposal for additional multi-purpose field and parking located at 276 Smoke Street (Map 225, Lot 71) on a 18.69 acre site in the General Residential (GR) Zoning District. By: Scott Frankiewicz, Brown Engineering and Surveying; 683C First NH Turnpike; Northwood, NH 03261.

J. Brann gave a brief description of the application.

Scott Frankiewicz from Brown Engineering and Surveying, LLC representing Barrington Youth Association with Chad Michaud for BYA. Scott gave a description of the property uses and that it has parking, equipment storage, and a concession booth. Scott explained that he was there for a proposal for a 320 x 200' multiply use field with no fencing. Scott explained that there were 7 fields and 140 parking spaces required. They were proposing a dual field, requiring 40 parking spaces, for a total 180 parking spaces. Scott explained the area when completed would have 450 spaces with no changes to the driveways. Scott explained that they would need an AoT permit and drainage. Scott explained that all the woods were cut but the stumps were still in place.

Chad Michaud from the Board of Directors for Barrington Youth Association explained to the Board that it was established in 1972 on Smoke Street by volunteers seeking to bring organized youth athletics to Barrington and Strafford. Chad explained that the season runs April to the first week of June and they have hosted a lot of tournaments from baseball and softball that could run from early summer to mid-July. They run 2-3 tournaments that run from Friday to Sunday afternoon. The organization was privately funded with no paid positions. The trees have been cut and removed but the stumps were still there. The plan was to improve this area.

J. Brann asked if there was not going to be added traffic.

M. Gasses explained to the Board that if they run a special event they could get permit from the police department to park on the road.

Chad explained by adding additional parking to the facility this would add additional spaces for the ones that currently park on the roadway.

S. Diamond asked what was the peak number of people that they have had on site.

Chad expressed that he did not have an exact number.

S. Diamond asked if some people were not from Barrington.

Chad stated yes and explained that a couple times a year they host state level tournaments.

J. Brann asked if at times other than tournaments, were people parking on the street.

Chad stated no, not that he had seen.

J. Brann asked with the additional parking spaces would there be parking on the road.

Chad stated no.

S. Diamond asked if most of the fields have been there and they were only adding one field.

Chad explained that it was one field.

S. Diamond asked if the parking spots were not paved, are the spaces going to be marked in any way.

Chad stated that they do not plan to stripe the spaces.

J. Brann asked if there were slopes.

Scott explained that they have 1% going either way from the top of the plan to the bottom of the plan so some water would runoff, but most flow would be east to west so very little run off.

J. Brann asked to show on the plan where the additional parking would be.

Scott showed the additional parking on the plan.

J. Brann expressed that the erosion control plan addressed the drainage off the field but there wasn't anything addressing the parking lot run off.

Scott explained on the plan where the parking was.

J. Brann expressed that he felt the drainage was going towards Smoke Street not towards [contours]96/94.

Scott explained there was a swale and showed the direction.

S. Diamond asked after looking at their website for how expenses are covered, there was underwriting and one of the methods was signage for businesses; to what degree was the signage always up and visible from the road and by neighbors.

Chad explained that they purchase the signs and they are only up during the season and taken down at end of season.

A motion was made by D. Ayer and seconded by R. Allard to accept the application as complete. The motion carried unanimously.

J. Brann opened public comment.

Patrick Keefe from 265 Smoke Street explained that he would like to see a buffer, but he expressed that it was great for the kids.

D. Ayer stated that he would bring up to the Select Board cleaning up the adjacent lot.

Casey O'Brien from 24 Hall Road has been in baseball his whole life and grew up next to the BYA. Casey expressed that he supports the BYA and feels abutting neighbors would be very happy when the project was complete. Casey explained that this would be a big improvement to the Barrington Youth Association facility.

Michael Flaherty from 302 Smoke Street explained that he was very much in favor of what the BYA was doing as he grew up playing sports. Michael expressed that his first thought about this was that it currently looked like a dump. He expressed that he was very concerned about the traffic with the safety of the children, and that they don't do parking in the road. Michael asked what the rules were for using the fields for other events like concerts and are there any plans or is this strictly for the BYA.

Chad explained that they plan to keep it athletic.

J. Brann questioned that it was a large enough amount of additional parking.

Chad explained they were required to have 180 parking spaces and there would be 450 spaces with the new parking.

Casey O'Brien explained that during weekends there was parking on the road because of the balls from the Babe Ruth field. People were concerned their cars would get hit.

J. Brann asked if there would be any reason for anyone to park on the street with the additional parking.

Casey O'Brien expressed no reason.

J. Brann closed public comment.

D. Ayer asked about signs for parking and trash with respect of the neighbors.

J. Brann addressed the comments from the Fire Chief/Road Agent and asked if signs were going to be put up for no parking [on the street].

Scott explained that when he was involved they did put signs up.

Chad explained that if that was what it would take that they could do something along that area.

J. Brann suggested putting up a no parking sign.

M. Gasses explained that she believed that this would need to be approved by the Select Board. M. Gasses stated out of town people may not know parking on the street was not allowed.

J. Brann expressed that this was also a safety issue.

R. Allard expressed that he felt the parking needed to be marked.

J. Brann questioned the paving of a 15' apron for the two driveways.

Chad explained that one driveway has an apron but not sure how much and not sure about the second one.

M. Gasses explained that this might have been prior to driveway permits.

Scott started this was in 1972.

J. Brann stated that this was in the regulations and you were adding traffic into the lots.

Chad explained that they were not creating a new driveway and were not adding more kids to the project.

D. Ayer felt that there was some apron there to protect the pavement.

D. Massucci asked if there were any handicap parking spaces.

Scott explained that there were no handicap spaces.

D. Massucci expressed that it had to be more than flat for wheelchairs.

D. Ayer explained that they could have signage in an area.

D. Massucci asked if they could put up a higher fence or nets for flyballs.

Scott explained that the Babe Ruth fence was already high, and yet sometimes have fly balls get by it.

M. Gasses explained that they are some laws that acknowledge taking a risk when attending.

J. Brann expressed that some spots should be marked for handicap.

S. Diamond asked where the Town owned property was on the plan.

D. Ayer showed on the plan where the Town owned property.

S. Diamond asked when the property was not in use, could the public access the property.

Chad stated that there are no restrictions from using the property.

S. Diamond questioned the signage; was its consistent with zoning.

M. Gasses stated that she needed to look at the regulations.

Chad explained that they were all vinyl signs.

R. Allard expressed that these signs were on the fence; they are not apparent from the road.

Chad explained that this was the life blood of their finances and rely on sponsors.

J. Brann asked if the signs exceeded 12' in size.

M. Gasses explained to the Board that they were not here for signs.

J. Brann read the following from the Site Review Regulations 4.9.11(2) Parking Area Surfaces:

Non-Paved Surfaces - Parking areas that are not provided with the type of surface specified in subsection 1) above shall be graded and surfaced with crushed stone, gravel, or other suitable material to provide a surface that is stable and will help to reduce dust and erosion and prevent off-site drainage. In addition, whenever such a parking area abuts a paved street, the driveway leading from such street to such area (or, if there is no driveway, the portion of the parking area that opens onto such street), shall be paved as provided in subsection 1) for a distance of 15 feet back from the edge of the paved street.

Scott asked for a waiver from 4.9.11(2) Parking Area Surfaces non-paved surfaces extending the pavement.

A motion was made by D. Ayer and seconded by Bob Pimpis to grant the waiver from 4.9.11(2) parking area surfaces 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 regulation. The motion carried unanimously.

J. Brann asked the Board about the handicap parking that was brought up.

R. Boyer stated that it was in the regulations.

J. Brann express that it was a gravel parking lot and they could just mark the areas.

D. Ayer stated that certain areas need to be marked on the plans.

R. Boyer asked it if had to be at each field.

R. Allard explained that there are regulations for handicap parking.

J. Brann asked how the vegetative buffer was going to be addressed.

Scott explained that there was decision about doing a berm at the top of the bank.

J. Brann stated that there were trees along the southeast area.

Chad explained what areas were all trees.

M. Gasses explained that they only needed to address the proposed area.

S. Diamond suggested white pine, but it would need to be cut back so they didn't die, or the deer would eat the trees.

Chad stated they could put white pine on top of the berm.

M. Gasses read Conditions Precedent:



Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0195

mgasses@barrington.nh.gov

NOTICE OF DECISION

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built received:</i>	<i>Surety returned</i>
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"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.

Proposal Identification: Request by applicant for site review for a proposal for additional multi-purpose field and parking located at 276 Smoke Street (Map 225, Lot 71) on a 18.69 acre site in the General Residential (GR) Zoning District. By Scott Frankiewicz, Brown Engineering and Surveying; 683C First NH Turnpike; Northwood, NH 03261

Owner:
Barrington Youth Association
P.O. Box 407
Barrington, NH 03825

Dated: xxxxxx, 2019

Professional:

Scott R Frankiewicz, LLS & Kent Brown, PE
Brown Engineering and Surveying, LLC
683C First NH Turnpike
Northwood, NH 03261

Dear applicant:

This is to inform you that the Barrington Planning Board at its XXXXX, 2019 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, 2019, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board.

Conditions Precedent

Add the following plan notes

- a) Add the NHDES Alteration of Terrain Permit #
 - b) The applicant's engineer shall certify the improvements have been constructed as approved prior to the issuance of a certificate of occupancy/use.
 - c) A waiver was granted from 4.9.11(2) to allow for the existing driveway apron
- 2) Revise the following plan notes
- a) Add the Parking Plan to the List of Drawings on the cover sheet.
 - b) Fix sheet number references
- 3) Make the following plan revisions
- a) Add detail for the vegetative buffer
 - b) Add the Planning Board approval block to the cover sheet, site plan, and landscape plan consistent with 3.2.2 of the Site Review Regulations
 - c) Designate ADA compliant parking spaces
- #4) Any outstanding fees shall be paid to the Town
- 5) 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 PDF format with supporting documents 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
- 2) Applicant's Engineer with certify the improvements have been installed as designed prior to Certificate of Occupancy/Use

(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 D. Ayer and seconded by S. Diamond to approve the Site Plan based on conditions read by the Town Planner. The motion carried unanimously.

Roll Call:

S. Diamond-Yay

R. Boyer-Yay

R. Pimpis-Yay

D. Ayer-Yay

R. Allard-Yay

J. Brann-Yay

D. Massucci-Yay

8. [201-13-GR-19-Sub \(2\) \(Owners: Nicholas & Lindsay Lanzer\)](#) Request by applicant for a 2-Lot subdivision at 500 Pond Hill Road which will be Lot 1 .82-acre in Strafford (Map 20, Lot 23) and 3.54-acres in Barrington (Map 201, Lot 13) with Lot 13.1 1.91 acres in Barrington in the General Residential (GR) Zoning District. By: Daniel O'Lone, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.

J. Brann gave a brief description of the application.

Daniel O'Lone from Berry Surveying represented Nicholas & Lindsay Lanzer. Daniel explained that the subdivision was partly in Barrington and partly in Strafford. Daniel explained that the property was

located on Pond Hill Road and Route 202A; most of the property was in Barrington. Daniel explained that this was also before the Board in Strafford. Daniel explained that the applicant would like to subdivide the lot roughly in half. A complete boundary, wetland, and topographical survey was done of the entire parcel. Daniel explained that they have applied for a NHDOT permit for the proposed driveway and NHDES Subdivision approval because each lot would be less than 5 acres.

J. Brann asked if this was in the 100-year flood zone.

Daniel explained it had been removed from the flood zone.

M. Gasses explained that the evaluation was not needed.

S. Diamond asked if the flood zone was higher than the proposed lot.

M. Gasses explained that the amendment from FEMA changed it.

Daniel explained that the maps have not been changed but they had to show something on the plan.

J. Brann explained that there wasn't much of an elevation change.

D. Ayer stated Conservation Commission had no issues.

A motion was made by R. Allard and seconded by D. Ayer to accept the application as complete. The motion carried unanimously.

J. Brann opened public comment.

J. Brann closed public comment.

J. Brann read Town Planner Comments:

- The entire new lot Map 201 Lot 13-1 is located in Barrington
- Add the NHDOT driveway permit number to the plan
- Add the State Subdivision Approval number to the plan
- If applicant desires to use rebar at the intersection with Route 202A a waiver is required
- Route 202A is a Class I Highway – revise plan
- The Town of Strafford will need to approve the plan and the applicant is in the process of filing with Strafford
- The current house is in Strafford. Is mailing address Barrington or Strafford?

Daniel stated the mailing address was in Strafford.

S. Diamond asked about the well location being close to the wetlands.

Daniel explained that the well can be moved around and put closer to the house.

R. Boyer asked about the cemetery and has anyone check on this to see if it is on a checklist. R. Boyer asked if there were any non-abutting rights to go through a property.

J. Brann stated that there are State Law on right of way is to access cemeteries.

Daniel explained that he has to do a lot of deed research on parcels and this was a cemetery from the 1830's.

M. Gasses read Conditions Precedent:



Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

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mgasses@barrington.nh.gov

NOTICE OF DECISION

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built received:</i>	<i>Surety returned</i>
		<i>n/a</i>	<i>n/a</i>
<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>			
Proposal Identification: 201-13-GR-19-Sub (2) (Owners: Nicholas & Lindsay Lanzer) Request by applicant for a 2-lot subdivision at 500 Pond Hill Road which will be lot 1.82 acres in Strafford (Map 20, Lot 23) and 3.54-acres in Barrington (Map 201, Lot 13) (Map 210, Lot 13.1) 1.91 acres in Barrington in the General Residential (GR) Zoning District. By: Daniel O'Lone, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825			

Owner: Nicholas & Lindsay Lanzer 500 Pond Hill Road Strafford, NH 03884 Professional: Daniel O'Lone Berry Surveying & Engineering 335 Second Crown Point Road Barrington, NH 03825	Dated: May 8, 2019
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Dear applicant:

This is to inform you that the Barrington Planning Board at its May 7, 2019 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 November 5, 2019, 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 owner's 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) Add the State Driveway Permit Number to the Plan
- 2) Add the following plan revisions to the plans
 - a) Route 202A is a Class I Road
 - b) Change Rebar to be set with Granite Bound
- 3) The Town of Strafford must approve the proposed subdivision and sign the final plan prior to Barrington recording the plan
- 4)# 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)*
- 5) Any outstanding fees shall be paid to the Town
- 6) 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.

General and Subsequent Conditions

- 1) The location of the 50' buffer must be flagged in the field, prior to development on the site.
 - 2)# Provide \$25 LCHIP check made out to Strafford County Registry of Deeds
- (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

cc: File

A motion was made by R. Allard and seconded by D. Massucci to approve the 2-Lot Subdivision on conditions read by the Town Planner. The motion carried unanimously.

Roll Call:

D. Massucci-Yay
J. Brann-Yay
R. Allard-Yay
D. Ayer-Yay
R. Pimpis-Yay
R. Boyer-Yay
S. Diamond-Yay

COMMUNICATIONS RECEIVED

REPORTS FROM OTHER COMMITTEES

M. Gasses update the Board that SRPC are still working on the Master Plan.

UNFINISHED BUSINESS

9. Discussion with Board on when they want Solar discussed.

J. Brann expressed that this would be tabled until May 21, 2019.

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

10. [Review of a request for a building permit at 106 Small Road a Private Road, for Marc & Cathie Lacasse and Patrick & Julie Lacasse \(Map 106, Lot 3\).](#)

M. Gasses explained to the Board that this was for a handicap assessable addition for the parents and was an existing home. Dana Drake from Highway Department went out and recommended grading and gravel if necessary also she would send out the standard letter.

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

The next meeting will be on May 21, 2019 at 6:30 p.m. at the ECLC 77 Ramsdell Lane.

Without objection the meeting was adjourned at 9:25 p.m.