



BARRINGTON PLANNING BOARD MEETING

NEW LOCATION: EARLY CHILDHOOD LEARNING CENTER

77 RAMSDELL LANE

Barrington, NH 03825

Tuesday September 17, 2019

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.

DRAFT MINUTES

Members

James Jennison, Chair
Jeff Brann, Vice Chair
Steve Diamond-arrived at 6:37 pm
Donna Massucci
Andy Knapp ex- officio
Ron Allard
Robert Pimpis

Alternate Member

Rondi Boyer
Code Enforcement Officer: John Huckins
Staff: Barbara Irvine

Town Planner: Marcia Gasses-Absent

MINUTES REVIEW AND APPROVAL

1. Approval of August 6, 2019 meeting minutes for line 86 only.

Without objection the minutes of August 6, 2019 were approved as amended at line 86.

2. Approval of the September 3, 2019 meeting minutes.

Without objection the minutes of September 3, 2019 were approved as amended at lines 78, 102, 309, 311, 581, 702 and 910.

REPORTS FROM OTHER COMMITTEES

UNFINISHED BUSINESS

J. Huckins was going to call SRPC to see where they are at on the Master Plan for Facilities and Utilities.

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

3. Review of a request for a building permit at Small Road a Private Road, for David & Brenda Chevalier (Map 109, Lot 5).

A. Knapp stated that this was a very small lot.

J. Huckins explained to the Board that the septic was across the street. John explained that lot received zoning relief 6 or 7 years ago before the law changed and this [approval] went with the land.

A. Knapp questioned the septic being across the street.

J. Huckins stated that was correct and explained that this was approved by NHDES to have a shared septic system and that was how the system got the separation from the lake. J. Huckins explained that the septic was put in when the other house was built. J. Huckins explained to the Board that this lot received zoning relief to fit on this lot and stated it was going to be a small house.

A. Knapp stated that the house was going to be 24 x 34.

J. Huckins explained to the Board that he was talking to the applicants for over a year to get the plan to work.

A. Knapp expressed that he would like to see the plan showing the setbacks, location of the well, and septic for the Select Board review.

J. Huckins explained that he would add the variance and plan to the documents for the Select Board.

S. Diamond questioned that the Highway Department said the road in front of the lot was currently 16' wide at its narrowest point; he wasn't sure what was meant by that. S. Diamond stated that he remembered measuring the road once.

J. Brann explained that was near where Small Road comes off Washington Street (Route 202).

J. Huckins explained the location of the lot was a left [turn] on Small Road, Heron Way, was on the right, and the lot was right there.

J. Brann explained to the Board that this was different from the other memos because this has pavement and the Road Agent has potholes would need to be repaired in his memo.

J. Huckins explained that if they damage the road, they would need to repair the areas.

J. Jennison explained that there was a part at that added about the road to the memo to the Select Board and he believed that this was part of the template now.

J. Huckins explained to the Board that the Select Board would want the Road Agent to make sure everything was done before they receive occupancy.

S. Diamond expressed that M. Gasses stated that the Select Board would relook at the Private Road Policy.

J. Huckins explained that staff and Town Administrator met and there were no changes made.

S. Diamond asked where this was heading.

J. Huckins explained that his understanding was that they are leaving the policy alone.

S. Diamond expressed that what the policy on paper was different from what the Select Board does.

J. Jennison asked if the Select Board policy has one thing and then they grant something else.

S. Diamond expressed he wants what's on paper to be the real policy.

J. Jennison explained that if the [Select] Board chooses to change it, they can change it.

J. Brann asked that the ex-officio member speak on this policy.

A. Knapp stated asked S. Diamond if it was to target a Class VI/Private Road was a 20' right of way and half of the camp road don't have any near that. A. Knapp asked S. Diamond if he was asking to shut down people's right to build on their property because the road doesn't meet the design standards after these lots were established as lots of records.

J. Huckins explained that he was on the committee when this was addressed and explained that if someone wanted to do a duplex, they would need to meet that standards or they would not be able to do it. J. Huckins explained that a single family on a single lot could still do it because the Select Board had that authority to grant relief. J. Huckins explained that all the applicants coming forward have been single family.

J. Brann expressed that wasn't what he heard, and he felt S. Diamond was saying that he would like the policy to reflect what the Select Board was doing. J. Brann expressed that if the Select Board was going to approve these permits then S. Diamond would like to see the policy reflect that.

S. Diamond agreed and stated that he would like to see a standard by method.

J. Huckins explained to the Board that the issue was that the right of ways are not wide enough.

J. Brann expressed that a lot of the camp roads would probably never be brought up to standards, and explained that if anyone was going to put in a new road today, they would need to meet the standards.

J. Huckins stated this was correct.

D. Massucci asked if they were grandfathered.

J. Huckins explained that most of the Private Road and Class VI are grandfathered.

J. Brann stated they were grandfathered also because these roads were prior to the regulations.

J. Huckins explained that if someone wanted to do something on a single lot, they would need to meet these higher standards. J. Huckins explained that someone could want to do a duplex and explained that was a whole different impact.

A. Knapp expressed that they would need to meet all the zoning requirements.

J. Huckins explained that Site Review doesn't start until you have a third unit.

J. Brann explained that there's a column for single family and then multifamily.

J. Huckins explained that duplex was not consisted multifamily by the definition and that multifamily was three or more. J. Huckins explained to the Board that two family home do not go for Site Review.

A. Knapp asked if they would need a larger lot size.

J. Huckins explained that they would need about 3 ½ acres and just under if you did a 1 bedroom and 2 bedrooms.

A. Knapp expressed that this would not be the condition on most of the camp roads.

J. Huckins explained not on camp road but on Berry River Road and Long Shores Drive have larger lots.

A. Knapp explained that Berry River Road has some narrow spots.

J. Huckins explained that these roads have improved over the last few years.

J. Jennison expressed that goes back to what S. Diamond said about a 16' road camp and now your saying you could do a duplex on a 16' road.

A. Knapp expressed that was not what they were saying.

J. Huckins explained that if the standards were changed, one and two families are exempt from Site Review.

J. Brann questioned should the written policy be what was being done and would the upgrade in the future be based on an application coming in for one property for the upgrade of the road that meets standards.

A. Knapp explained that it doesn't give a property owner the right to take someone else's property to improve the road.

S. Diamond expressed that now that State law has passed to have Accessory Dwelling Units, all these tiny water front lots could have twice as many households. S. Diamond explained that over time there was going to be more people in these tiny lots.

J. Huckins explained that they need to have a septic approved from NHDES and said that NHDES could have given approval for a single-family home, but for an expansion they are coming back saying no because you need to be 150' from the water.

S. Diamond expressed that this applicant asked for a variance for across the street.

J. Huckins explained that this was not for a variance and explained that when that was put there, they owned both lots and got approval to have the shared septic for both lots because he was more than 150' from the water.

J. Brann explained to the Board that for ADU's the State would approve a new septic design with the size with the ADU included but doesn't require installation unless the current system fails.

J. Huckins explained that you must make sure that the septic must be able to support the lot if it fails.

The Board agreed to send the standard letter to the Select Board.

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

The Board discussed having the first public hearing on October 15, 2019.

5. Cases before the Board on October 1, 2019.

The following cases will be before the Board on October 1, 2019:

- a. Drew Pond
- b. Bumford Road Cell Tower for extension
- c. Renaissance Fire Arms

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

The next meeting will be on October 1, 2019 at 6:30 p.m. at the ECLC 77 Ramsdell Lane.
Without objection the meeting was adjourned at 7:08 p.m.

Respectfully,

Barbara Irvine
Planning & Land Use Administrative Assistant