



BARRINGTON PLANNING BOARD MEETING

LOCATION: EARLY CHILDHOOD LEARNING CENTER

77 RAMSDELL LANE

Barrington, NH 03825

(Approved November 5, 2019)

Tuesday October 15, 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

James Jennison, Chair
Jeff Brann, Vice Chair
Steve Diamond
Donna Massucci
Ron Allard
Robert Pimpis

Alternate Member Present

Rondi Boyer

Members Absent

Andy Knapp ex- officio

Town Planner: Marcia Gasses-**Absent**

Code Enforcement Officer: John Huckins

Staff: Barbara Irvine

MINUTES REVIEW AND APPROVAL

1. Approval of the October 1, 2019 meeting minutes.

Without objection the minutes of October 1, 2019 were approved as written.

ACTION ITEMS CONTINUED FROM September 3, 2019

2. [249-32&250-133-NR-19-SR \(Owner: Peter Cook\)](#) Request by applicant for a proposed Site Review for a gravel access, parking area with a proposed barn and greenhouse-detention basin for Wildlife Encounters at 270 Beauty Hill Road on a 77.32-/+ acre site in the Neighborhood Residential Zoning District. By: Tobin Farwell, P.E., Farwell Engineering Services, LLC; 265 Wadleigh Falls Road; Lee, NH 03861.

J. Jennison gave a brief description of the application.

Derek Small from Wildlife Encounters explained to the Board that his applicant would like to continue and they are going to revise their application with a 3.4 Conditional Use Permit for an educational institution. Derek explained to the Board that he would like to continue the case to have more time to answer the questions about housing the animals and the comments from Dubois and King.

J. Brann asked that the applicant review the regulations and make sure they comply with them.

Derek explained that he would pass that on as it was not in his field to answer.

J. Huckins explained that he talked to one of the representatives and they are putting things together to answer the comments from Dubois and King. J. Huckins explained that Dubois and King stated a driveway grade of 9% when the Town's was 10% and that there was silt fencing up.

S. Diamond asked that the applicant pay attention to the comment from Dubois and King about the retaining wall.

A motion was made by R. Allard and seconded by J. Brann to continue the application until December 3, 2019. The motion carried unanimously.

ACTION ITEMS CONTINUED FROM OCTOBER 1, 2019

3. [238-16-V-19-SR \(Owner: Drew Pond, LLC\)](#) Request by applicant for a Site Review proposal to construct two private roads each to serve 20 townhouse units off Route 9 with waivers (aka Franklin Pierce Highway) on an 18.02-acre site (Map 238, Lot 16) in the Village District. BY: Chris Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.

J. Jennison gave a brief description of the application.

Chris Berry from Berry Surveying & Engineering represented applicant Drew Pond, LLC. Chris explained to that he was there to request a continuance for the applicant. Chris explained that he just received minor comments from Dubois & King and needed to modify the plans with some comments from J. Brann. Chris explained that they need to supply the final pump/tank lines, collection/disposal system, and supply condo association documents. Chris explained that the last item needed would be the construction renderings and was asking to continue until the next meeting.

A motion was made by J. Brann and seconded by B. Pimpis to continue the application until November 5, 2019. The motion carried unanimously.

ACTION ITEMS

4. [234-31&31.4-GR-19-ConSubWaiver \(Owners: Donetta Haley\)](#) Request by applicant to amend a previously approved subdivision for a waiver request of 14.1.1 Underground Utilities located on Meetinghouse Road (Map 234, Lots 31 & 31.4) in the General Residential Zoning District. By: Chris

Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.

J. Jennison gave a brief description of the application.

Chris Berry from Berry Surveying & Engineering represented applicants Michael McMahon and Donetta Haley. Chris explained that they do not usually ask for a waiver for underground utilities, but they reached out to Eversource to start working with them and things changed. Chris explained to the Board that Eversource would not approve a design until the project has been approved by the Planning Board. Chris explained to the Board the easement on Smoke Street and problems with transitioning to underground utilities for the entire road. Chris explained that they would show transformers and underground utilities to each lot. Chris explained that Eversource wants to run a redundant loop from Smoke Street and Oak Hill Road. Chris explained to the Board the reason for this would be in the event of outages there would be fewer problems. Chris explained that there was not a redundant route between these two roads.

J. Brann asked if Meetinghouse Road would be the cross connect.

Chris explained to the Board that Eversource asked them to go to the Planning Board and ask for a waiver. Chris explained that Eversource prefers the above ground transmission lines as it is easier to solve an outage problem. Chris explained that this subdivision was a road frontage subdivision like other road frontage subdivisions in Town that have overhead utilities. Chris explained to the Board that they are asking for overhead transmission power down Meetinghouse Road and the lines to the house are proposed to be underground.

B. Pimpis asked if the owners knew about this.

Chris stated yes and that was why he was there.

S. Diamond expressed that he understood the problem as the transformer on a telephone has an LED indicating good or bad but the point of being underground is it is more likely nothing would go wrong.

J. Huckins explained that the wiring doesn't get ice and snow, but the transformer still could fail.

Chris explained that the large voltage components get buried.

R. Allard asked if the main problem would be wires down.

Chris explained to the Board that the basic power outage problem was wires down.

B. Pimpis explained that most underground installations are for liability.

J. Brann expressed that Eversource has been under a lot of heat a few years ago on the power outage and had been working to reduce outages so would have evaluated this when making a decision.

J. Jennison expressed that there wasn't reason to question what Eversource was thinking.

J. Huckins explained to the Board from his own experience that Eversource charges more for overhead utilities.

R. Allard explained that there was an easement right of way and he agreed that they would need to do what Eversource was asking for.

J. Jennison asked if Chris had a letter from Eversource.

Chris stated no.

J. Brann explained that if Eversource has assessed this and felt they need overhead utilities that he was not qualified to say they don't.

B. Pimpis agreed with J. Brann that they are the experts in this.

R. Boyer asked if the rest was underground.

Chris explained that the power would go down the pole, then underground to the house.

S. Diamond expressed that he felt that the powerlines should be underground.

J. Jennison opened public comment.

J. Jennison closed public comment.

A motion was made by J. Brann and seconded by R. Allard to grant the waiver for 14.1.1 Underground Utilities as granting the waiver given 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. Vote 4/2

Roll Call:

Massucci-Yay
Jennison-Yay
Allard-Yay
Diamond-Nay
Brann-Yay
Pimpis-Nay

COMMUNICATIONS RECEIVED

REPORTS FROM OTHER COMMITTEES

UNFINISHED BUSINESS

S. Diamond asked for information on the Facilities and Utilities Chapter.

B. Irvine explained that Kyle was waiting for information from two departments a meeting would be setup.

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

5. Discussion with Board on when they want solar changes discussed.

The Board had a discussion and decided to have J. Brann make the changes and send to Town office, who would forward to the Board members. The Board agreed to have the first public hearing on Solar on November 19, 2019.

The Board had a discussion on Agritourism and Agricultural. J. Huckins explained to the Board that either of these need a primary use. They expressed that the applicant would be more fit for an educational institution with a conditional use permit. The Board voted to go into non-public for attorney response.

A motion was made by J. Brann and seconded by B. Pimpis to go into nonpublic.

NON-PUBLIC

A motion was made by J. Brann and seconded by R. Allard to come out of non-public and keep the minutes open.

OUT OF NON-PUBLIC

NONPUBLIC minutes:

The Board had a brief discussion on the definition of Agricultural from information supplied by the Town attorney.

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

The next meeting will be on November 5, 2019 at 6:30 p.m. at the ECLC 77 Ramsdell Lane.

Without objection the meeting was adjourned at 7:36 p.m.

Respectfully,

Barbara Irvine