



BARRINGTON PLANNING BOARD MEETING

NEW LOCATION: EARLY CHILDHOOD LEARNING CENTER

77 RAMSDELL LANE

Barrington, NH 03825

(Approved March 3, 2020)

Tuesday February 18, 2020

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
Donna Massucci
Ron Allard
Rondi Boyer

Members Absent

Andy Knapp ex- officio
Steve Diamond

Town Planner: Marcia Gasses
Code Enforcement Officer: John Huckins
Staff: Barbara Irvine

MINUTES REVIEW AND APPROVAL

1. Approval of the February 4, 2020 meeting minutes.

Without objection the minutes of February 4, 2020 were approved as amended at line 85.

ACTION ITEMS CONTINUED FROM DECEMBER 3, 2019

2. [249-32&250-133-NR-19-SR \(Owner: Dwsx2 Holdings, LLC\)](#) Request by applicant for a

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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.

(Application has been accepted as complete and the waiver was granted)

J. Jennison gave a brief description of the revised application.

Ray Bisson from Stonewall Surveying represented DWSX2 Holding, LLC and Wildlife Encounters Center and Farm School. Ray explained that this property was located at 270 Beauty Hill Road comprising of approximately 77 acres and was in a Neighborhood Residential District. Below was a recap of the Site Review read by Ray Bisson:

Wildlife Encounters Ecology Center & Farm School is looking to preserve the old Swain farm by developing a small portion of the property for an education use while preserving the property's natural and open space so people can safely experience the beauty and atmosphere of a rural farm, to learn about animals, science, food, ecology, health & wellness, stress management, and more while appreciating, connecting with, and experiencing the diversity of habitats, animals, and the ecology of the property during scheduled or enrolled event and activity experiences.

Since the Town of Barrington does not have guidelines in place for these educational animals, all mammals, reptiles, birds, amphibians, and insects will be housed under the guidelines, authority, and inspections of Federal organizations to ensure the safety of animals and people. Here is a list of Organizations that currently monitor the Rochester facility:

- OSHA
- National Fire Protection Association
- National Safety Association
- New Hampshire Fish & Game – Wildlife Possession & Exhibition Regulations
- USDA – Captive Wildlife Possession & Exhibition under the Animal Welfare Act
- US Fisheries & Wildlife - Captive Wildlife Possession & Exhibition under the Migratory Bird Treaty Act

Ray explained that a 3.4 Conditional Use Permit has been submitted. Ray read the following:

Conditional Use Permit:

A Conditional Use Permit has been submitted for the change of classification of this project to an Educational Institution which better fits the nature of this application. Education Institution is an allowable use in this zone with a Conditional Use Permit.

There is no definition in the Zoning Ordinance pertaining to an Educational Institution, but under law a legal definition (41 CFR 102-71.20) of educational activities mean activities such as (but not limited to) the operation of schools, libraries, day care centers, laboratories, and lecture or demonstration facilities. The proposed use and operation of the Wildlife Encounters Ecology Center & Farm School falls directly in line with this definition.

The 2019-2029 Barrington Economic Development Plan states *“The Economic Development chapter recognizes the emphasis that the Master Plan Vision places on balancing future growth and development with protecting Barrington’s abundant natural resources”*.

Ray explained that this was a large track of land that they are trying to preserve for residential use. Ray explained that there was an 18-foot-wide driveway and there was also a proposed 12-foot-wide shoulder along the field side of the driveway for overflow parking that also allows for vehicles to move over so that emergency vehicles could get through. Ray explained to the Board that the reason he was bringing this up was because back in September it was recommended that they change this to a 20-foot-wide gravel drive. Ray explained that the Site Plan Review Regulations for a gravel drive under 4.9.5 Access and Circulation Design state that the minimum width was 18'. Ray explained that per the regulations they are meeting what was needed in the zone.

Ray then explained that the peer review for the drainage study came back with comments pertaining to the plans but would not be addressing drainage questions today as the project engineer is not present. Ray then explained review Item #3 recommends revising the plan to have a maximum driveway grade of 9% [vice the proposed 10%]. Under the Subdivision Regulations 12.3.2(4) Grade, it states "Driveway grade shall not exceed a ten percent (10%) grade and shall maintain a negative grade until it is beyond the ditch line." Changing to a 9% slope would require more cuts, longer side slopes, and greater impact to the environment. As the proposed grade meets the Town guidelines, we would like to maintain the grade as proposed. Ray explained that the detention pond for parking and driveway runoff would be discussed at a future meeting.

Ray explained that the farm/cattle fence was going to be around the existing field and showed the location on the plan. Ray discussed the path from parking to the educational barn that would meander along the edge of the field for visibility into the woods and pasture. Ray explained that the septic system has been designed and sized for bathroom and sinks in the barn and a future building. Ray explained that for larger events they would still have need of porta potties. Ray then explained that a fence would be installed at the same height as the leach field to provide maximum privacy for Map 249 Lot 31 (272 Beauty Hill Road) from the barn area, and there was a vegetative buffer that currently exists along the proposed driveway and Map 250, Lot 134. Ray explained that there would be additional access via an extension to the existing driveway to the barn to be used by staff, service equipment or for handicap access.

D. Massucci asked where location of the fence would be.

Ray showed the location on the plan.

Ray explained that the manure & compose would be disposed towards the rear of the property following Best Management Practices. The material would be used in soil regeneration. Ray explained that a trail would be created for rear access of the property so the 50-foot strip of land between Lots 30 & 31 would not need to be used for educational trips or manure/compost disposal. The trail would be large enough for a farm tractor to access the rear of the property for the manure/compost movement while acting as a walking trail for walks. Ray explained that this would also create an easier emergency access to the rear of the property if necessary. There would be a new walking trail created to connect the existing trail to the wood's road. A site walk was performed with NHDES in July 2018 with favorable results for the location of the woods road, using the existing crossings for access and installation of Boardwalks. Ray explained to the Board that they were hoping to get approval for the 3.4 Conditional Use Permit.

J. Brann asked about putting up the barn.

Derek Small explained that the barn was there.

J. Brann questioned that they wanted 18 foot for driveway. J. Brann explained that under Subdivision Regulation 12.3.2(1) that the minimum width for a non-residential driveway was twenty feet.

Ray explained for a commercial driveway for less than 100 parking spaces, see Table 4 of the Site Plan Review regulations and explained it states 18 feet minimum and 30 feet maximum.

J. Jennison explained that this was Conditional Use Permit in a residential neighborhood.

J. Brann explained that the reason they are before the Board before this was an educational commercial use in a residential neighborhood. J. Brann explained that he agreed with the driveway width going to the house but not with this driveway for a commercial use.

Ray explained to the Board that he had discussed with Fire Chief Walker and expressed that he agreed with the 18' for what he needed to turn around. Ray explained that in Site Review Regulations under 4.9.5(1) Access and Driveways-Dimensional standards for driveways and access to public roads shall be as listed in Table 4.

J. Jennison explained that the commercial was 18 feet under 100 and using the residential standards for the driveway.

J. Brann explained that in subdivision regulations it covers nonresidential driveways.

J. Jennison asked if Chief Walker looked at the plan to make sure enough room to turn around.

Ray explained yes.

The Board discussed the difference between minimum driveway widths specified in the regulations and was amenable to the request for using the narrower width specified.

J. Brann asked about the dry well that was previously proposed.

Derek explained that this was an option, but they decided to go with a full septic design.

Ray explained to the Board that traffic would be addressed by the engineer.

Derek began reading the following for the 3.4 Conditional Use Permit:

Describe in detail how the following conditions of the Town of Barrington Zoning Ordinance under Section 3.4 "Conditional Use Permits Issued by the Planning Board" have been satisfied by your proposal.

1. The building, structure or use is specifically authorized under the terms of this ordinance.

Per Article 19, an Educational Institution is listed as a permitted use in the Town of Barrington's Zoning and Land Use Regulations for the Neighborhood Residential Zone with the issuance of a Conditional Use Permit. Furthermore, the Town of Barrington does not specifically define what an "Educational Institution" is, nor is characterized by. Thus, the proposed use meets the generally accepted definition of an education institution. According to 41 CFR 102-71.20 [Title 41 : Public Contracts And Property Management Subtitle C ; Federal Property Management Regulations System Chapter 102 ; Federal Management Regulation System Subchapter C ; Real Property Part 102-71 ; General] Educational activities mean activities such as (but not limited to) the operation of schools, libraries, day care centers, laboratories, and lecture or demonstration facilities.

Since the Town of Barrington does not define the Educational Institution or its use, the Law and Legal Definition properly defines the planned use of the property of which the proposed use and proposed facility falls in line with this definition. Therefore, this proposed application falls in line with the Town of Barrington code under Permitted Use with Conditional Use Permit.

2. If completed, the development in its proposed location will comply with all the requirements of this Ordinance, and with specific conditions or standards established in this Section for the particular building, structure or use.

It is agreed and understood that if completed, the development in its proposed location will comply with all the requirements of this Ordinance, and with specific conditions or standards established in this Section for the buildings, structures or use.

3. The building, structure or use will not materially endanger the public health or safety.

As an organization that has been working with animals, kids and the public for 16 years, safety is always our top concern! The buildings and structures, should they be completed, will be of a nature that they comply with all Town, State and/or Federal code and safety requirements.

*Proposed Use under the Conditional Use Permit Application will operate within the guidelines of and under the authority / inspection of a wide variety of state and federal entities to include: *see provided supportive documentation*

- OSHA
- National Fire Protection Association
- National Safety Association
- American Camp Association Standards
- New Hampshire Fish & Game – Wildlife Possession & Exhibition Regulations
- USDA – Captive Wildlife Possession & Exhibition under the Animal Welfare Act
- US Fisheries & Wildlife - Captive Wildlife Possession & Exhibition under the Migratory Bird Treaty Act
- Zoological Association of America – Accredited Educational Facility Guidelines

Derek supplied the Board with booklets showing what the need they need with. Derek explained the different sections of the booklet and explained that they get unannounced visits for the safety. Derek explained that they are not before the Board to move the Rochester facility to Barrington anytime soon and know that they would need to come back to the Board if they ever decide to move that operation to Barrington.

J. Brann asked what the difference was between Barrington and Rochester operations.

Derek explained that Rochester would be teaching the outreach programs and Barrington would be for sending your child for a summer camp in Barrington with all the animals inside the buildings.

R. Boyer asked if there was going to be farm animals.

Derek explained that there would be some farm animals. Derek explained that they changed their use to an educational institution.

J. Huckins explained that they are before the Board with the 3.4 Conditional Use Permit because of the change in the use. J. Huckins explained to the Board that after talking to the Town Attorney, the Educational Institution was a better fit for this application.

J. Brann questioned what they were going to do.

Derek explained that they have not changed what they were going to do in Barrington, but the proposal that they had for farm and accessory activities was not a good fit. Derek explained that they are there proposing similar activities but going about it with a different perspective. Derek explained that they could address everything with a conditional use permit.

J. Brann stated that he understood what they wanted to do now, but at some point, if they wanted to move what they have in Rochester they would need to come back. J. Brann explained that they would need to be specific on the notice of decision what they are approved for in Barrington so the applicant would understand when they would need to come back if operations changed.

R. Allard stated that he would like it defined, if possible, what triggers them to come back before the Board.

Derek explained that it would need to be something that would be further back into the property would need a full security fence.

J. Jennison explained to the Board that Derek was trying to be an honest person with the insights of what he was doing and if in the future he wanted to add more he would need to make some big changes to be able to do that.

R. Allard asked what is it going to be.

J. Jennison explained to the Board that this was going to be an educational facility with animals that are legally owned by him.

J. Huckins explained the Board that he believed if the applicant wanted to apply with the Zoological Association of America that would be why they would need to come back before the Board.

J. Jennison explained to the Board that he would need to come back for more development like any other applicant.

R. Allard stated he would like it approved with some boundaries.

J. Brann asked what they would put on the notice for approval.

J. Huckins explained that it would be for the educational institution and not for the Zoological Association of America portion.

J. Jennison explained to the Board and read the following from the narrative of what he would be approved for 3.4 Conditional Use Permit:

Educational Services envision include but are not limited to:

- Farm Tours and Regenerative agriculture classes.
- Classes supporting mental, physical and emotional wellness education & practices.
- Stay-for-a-Day / Weekend experiences
- Volunteer & Internship / Apprentice Programs cooperatively with UNH, etc.

- Guided nature / habitat trail walks including Owl Prowls, Water & Soil testing tours, Outdoor Education, Hunter Education & Experiences, supervised snowshoeing, ice skating & other winter activities
- Community & Business Events such as conservation organization meetings, small corporate events, Chamber gatherings, Science conferences, etc.
- Private scheduled events such as Birthday Parties, family reunions, ...
- Guest Speakers & Fundraising events, host community clean-up groups, etc.
- Hosting Home-School Groups, Summer Camp & School Field Trip visits as capacity allows.
- Hosting Wildlife Rehabilitation Classes and other special interest gatherings.
- School Break Day Camp Programs

J. Jennison explained that he felt some of the Board members were looking for a specific list of animals that he expressed he didn't need.

R. Allard explained that he wasn't looking for the list of animals. He was asking what it would be point that the applicant would come back before the Board for.

Derek explained that they would be back before the Board if they became very successful and they would like to expand. Derek explained that he would like to get input from the Board if this was to happen.

R. Allard asked if they were going to bring the animals from the Rochester facility, would they need to put up another building.

Derek explained that they would need a separate building on two to three acres in the back of the property that would be suitable for development and it would need to be a whole new licensed facility.

J. Jennison explained to the Board that he would even need to come back before the Board for additional parking.

J. Brann asked about the greenhouse.

Derek explained that the greenhouse was part of this proposal. Derek explained that it may be a greenhouse or like it but would be used for educational purposes. Derek explained that they need a handicap access for the facility and the second floor of a barn was not it.

4. The building, structure or use will not substantially de-value abutting property.

The proposed use, the buildings and structures will not negatively impact abutting property value. The retention of a large environmentally friendly parcel fits the rural characteristic of the Town and the immediate area.

5. The building, structure or use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located.

The proposed buildings and structures are non-commercial by nature of their appearance and are consistent with the Neighborhood Residential and Agricultural character of the area. Abutters properties not being used commercially are a fraction of the size of the property under consideration, and currently are characterized by the presence of animals (domestic, farm & wildlife), children and families enjoying outdoor play and the benefits of the natural environment.

The proposed commercial use of this property as an Educational Institution is substantively consistent and compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located.

6. The building, structure or use will not have a substantial adverse impact on highway or pedestrian safety.

The primary intent of the driveway and parking lot in the proposed site plan is to maximize pedestrian/visitor safety and minimize impact on Beauty Hill Road. Parking will be as far away from the town road as possible under this proposed use and site plan. The proposed driveway entrance will have an excellent line of sight in both directions for safe ingress & egress of visitor motor vehicles and will be much safer than existing property curb cuts.

D. Massucci asked about school buses.

J. Huckins explained that this was not about bringing children from a school; this was about an event.

7. The building, structure or use will not have a substantial adverse impact on the natural and environmental resources of the town.

The proposed use under this Conditional Use Application is as an Education Institution, the nature of which is focused in large part on environmental conservation both through direct action and instruction. The proposed use will be promoting and enhancing the protection of the natural and environmental resources of the Town of Barrington, State of NH, the region and beyond.

8. Adequate public facilities, community facilities, and roadway capacity are available to the property to ensure that the proposed use will not necessitate excessive public expenditures in providing public services.

The proposed use will not require any additional town services. Due to the multiple access points to Routes 4, 9 & 125, The proposed use is not expected to generate any excessive traffic and most of the use will be during non-peak traffic hours.

9. Where deemed necessary when considering an application for Conditional Use approval, the Planning Board may require that adequate visual barriers be established

Visual barriers between the barn / education area and Map 249 Lot 31 (Griffins) have been proposed and illustrated on the site plan attached to this application.

Visual barriers between Map 249 Lot 133 (proposed driveway/parking/educational pasture) and Map 250 Lot 134 (Campbells) are existing along the fence line and have been discussed with abutter to leave as existing to fill in naturally or to be enhanced with additional native & appropriate flora. Artificial barrier in the way of a privacy fence has been discussed and determined as unnecessary and is not proposed at this time but is subject to future reassessment.

Board had a discussion on coming up with numbers of people allowed and hours of operations.

J. Jennison opened public comment.

Jay Griffin from 272 Beauty Hill Road asked about the area changed for the compost/manure.

Derek explained the area where the compose/manure was originally proposed to be located and concerns with the odor. He has decided to cut down some trees and make a farm tractor road to have the compose/manure out back behind pond away from the 272 Beauty Hill Road property.

Jay Griffin asked about the exotic animals.

Derek asked what he meant by exotic animals.

Jay Griffin explained that this was talked about the last time they were before the Board.

J. Jennison explained that it would be any animal that he would be allowed to bring to the property to display and do educational classes on.

J. Huckins explained that this was a concern when they were applying as an agritourism use but they have changed it to an educational use.

Derek explained that all animals would be housed inside except the farm animals would be outside.

J. Huckins explained that the fence that was going up in the back corner where the septic system would be would bring the elevation up higher as the area grade was being raised so it would buffer the back-side view of the barn.

Derek explained where the parking and privacy fence would be.

J. Jennison asked Mr. Griffin if he could see the building on his property.

Jay explained that he could see it.

J. Huckins explained that once the building goes back up it would buffer that whole area and explained that they need to get the permit by June to use the same footprint because of the 2-year window on the non-conforming structure.

Bridgette Rounds from 274 Beauty Hill Road explained that she was a little nervous as a mother of a four-year-old.

J. Huckins explained that everything that goes on this property was going to be a structured activity.

Derek explained that all the animals would be inside except the farm animals.

J. Huckins explained that there would also be fencing around the fields.

Jennifer Gibbs works for Derek Small and has lived next door to the facility in Rochester for 7 ½ years. Jennifer explained that there was a lot of traffic going in and out of the driveway, and the fence was the her only buffer. Jennifer explained that there were no smells from the animals, and no noise from the animals or vehicles. Jennifer explained that she has children so understands the concern but and has no animal has ever come in her yard. Jennifer explained that the educator would be the one to take the animals out.

Jennifer explained that they must be educated on how to handle the animals in any situation. Jennifer explained that she does birthday parties.

Jay Griffin asked where the manure pile was going to go.

Derek explained way in the back side of the property; that would be about a quarter of a mile away.

J. Huckins explained that this would be shown on the new plan.

J. Jennison closed public comment.

Derek agreed with the following participant numbers and times suggested by the Board:

60 people maximum

Business Hours: Monday-Saturday 8:00 am to 10 pm

Sunday 8:00 am to 7:00 pm

D. Massucci suggested a site walk.

J. Huckins explained that they would need to decide tonight on a date and time.

J. Jennison stated that the site walk would be on March 2, 2020 at 3:00pm.

J. Huckins stated that they would meet in the parking lot by the barn driveway where the house was.

J. Brann drafted a list of what was needed for the plans based on the Board's discussions:

1. Handling, care, treatment, security, and transportation of all wildlife (including mammals, reptiles, aquatic life, birds, and insects) shall comply with all Federal (e.g., USDA, US Fish and Wildlife Service) and State of New Hampshire laws, rules, and regulations.
2. Wildlife Encounters commercial operations are limited to the hours between 0800 and 2200 Monday through Saturday, and between 0800 and 1900 on Sundays.
3. The total number of participants in Wildlife Encounter activities onsite (i.e. exclusive of staff) is limited to sixty individuals at any point in time.
4. Prior to construction of any new structures on the property, the existing garage northeast of the residence shall be demolished, and debris/waste materials disposed of appropriately.

J. Huckins asked that the applicant get a letter from the Fire Chief that he was okay with this.

J. Brann asked if there could be a staff recommendation at the next meeting.

J. Huckins stated that he would have them with a draft notice of decision for the next meeting.

J. Jennison spoke for another member that he would like to see the trails.

*A motion was made by R. Allard and seconded by R. Boyer to approve the 3.4 Conditional Use Permit.
Vote 5/0*

Roll Call:

Massucci-Yay

Brann-Yay

Allard-Yay

Jennison-Yay

Boyer-Yay

*A motion made by J. Jennison and seconded by J. Brann to continue the application until April 7, 2020.
The motion carried unanimously.*

ACTION ITEMS CONTINUEDS FROM January 21, 2020

3. [233-77, 234-1.2&1.4-V-19-SR \(Owner: RRB5,LLC \(Turbocam\)\)](#) Request by applicant RRB5, LLC

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(Turbocam) for a Site Review proposal to construct a light industrial building (27,640 s.f.) used for training and educational purposes with associated parking, utilities, and drainage with a 9.6 Special Permit in wetland buffer and a 3.4 Conditional Use Permit on Route 9/Redemption Road in the Village Zoning District. (Map 233-77 & 234-1.2 & 1.4). BY: Bruce Scamman, Emanuel Engineering; 118 Portsmouth Avenue; Stratham, NH 03885.

(Application has been accepted as complete/9.6 Permit and 3.4 permit have been approved.)

J. Jennison gave a brief description of the application.

Bruce Scamman from Emanuel Engineering, Inc. represented RRB5, LLC/Turbocam. Bruce explained to the Board the lots have been merged and recorded at the Registry of Deeds. Bruce explained to the Board that they also received signoff from Dubois & King. Bruce gave the waivers to the Board that the Board wanted to wait on until the comments came back from Dubois & King. Bruce told the Board that he received an email from Conservation Commission Chair Ken Grossman thanking Turbocam and the Board for working with them.

R. Allard asked about the septic plan.

Bruce explained that they have a whole separate plan and showed where on the plan it is located under the pavement adjacent to the front door.

Requested Waivers:

1. 4.7.7 (1) Minimum allowable pipe diameter in any storm drain system shall be 15 inches.

As required by NHDES, a bioswale-ISR system is required to treat and phosphorous in the stormwater. Per the design of Dr. Rob Roseen, P.E. 12" diameter pipes and smaller are required for the optimum functionality of the systems. Per the HydroCAD modeling, there weren't any drainage areas that were overwhelmed during a 50-year storm. 15" diameter pipes were still proposed where possible.

A motion was made by J. Jennison and seconded by R. Allard to approve the waiver for 4.7.7 (1) as specific conditions relative to the project indicate the waiver will properly carry out the spirit and intent of the regulations. The motion carried unanimously.

2. 4.7.7 (2) The minimum design velocity in pipes shall be 2 feet per second and the maximum velocity shall be 10 feet per second.

The velocity in a pipe is varying depending on the flow through the pipe. Since all storms have a diminishing flow, near the end of a storm, the flows will always slow to a speed slower than 2 feet-per-sec.

A motion was made by J. Brann and seconded by R. Allard to approve the waiver for 4.7.7 (2) as specific conditions relative to the project indicate the waiver will properly carry out the spirit and intent of the regulations. The motion carried unanimously.

3. 4.7.7 (3) The minimum depth of cover for storm drain lines shall be 36 inches from the top of of pipe to finished grade.

Providing 36 inches of cover from the top of the pipe to finished grade is not feasible for the design of this site. Drain lines and underdrains need to be closer to the surface in order to meet the elevation requirements of the treatment practices required by NHDES. A minimum of 18" have been provided in this design.

A motion was made by J. Brann and seconded by R. Boyer to approve the waiver for 4.7.7 (3) as specific conditions relative to the project indicate the waiver will properly carry out the spirit and intent of the regulations. The motion carried unanimously.

4. 4.7.7 (4) Bedding and backfill shall be ¾ inch crush stone. Bedding shall be a minimum 6 inch depth in earth and 12-inch depth in ledge has not been specified in all cases.

In some cases, this is not feasible. The under-drains along the building have approximately 2 inches of bedding. In this location we are lining the drip edge and do not want a thicker section. The pipe is flowing the water away from the building. If we had 12" of bedding water would become stagnant. In some areas water will travel through the crushed stone and can cause erosion. This would be the case for the substance infiltration area's outlet. Where there is standing water, it will seek out the stone Under the pipe as a flow path and cause erosion at the stone and soil interface.

A motion was made by J. Brann and seconded by D. Massucci to approve the waiver for 4.7.7 (4) as specific conditions relative to the project indicate the waiver will properly carry out the spirit and intent of the regulations. The motion carried unanimously

The Board discussed the bonding requirements in the Site Plan Review Regulations and decided that a bond to cover the construction of drainage structures should be required.

J. Jennison read the Conditions Precedent:



Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0330

jhuckins@barrington.nh.gov

DRAFT NOTICE OF DECISION

[Office use only]	Date certified:	As built/s received:	Surety returned
"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.			
233-77, 234-1.2&1.4-V-19-SR Request by applicant RRB5, LLC (Turbocam) for a Site Review proposal to construct a light industrial building (27,640 s.f.) used for training and educational purposes with associated parking, utilities, and drainage with a 9.6 Special Permit in wetland buffer and a 3.4 Conditional Use Permit on Route 9/Redemption Road in			

the Village Zoning District. (Map 233-77 & 234-1.2 & 1.4). BY: Bruce Scamman, Emanuel Engineering; 118 Portsmouth Avenue; Stratham, NH 03885.

Owner:
RRB5, LLC
607 Calef Highway
Barrington, NH 03825

Applicant:
Eliot Wilkins/Erik Travis
Turbocam International
607 Calef Highway
Barrington, NH 03825

Professional:
Bruce Scamman
Emanuel Engineering, Inc.
118 Portsmouth Avenue, A202
Stratham, NH 03885

Dated: February 18, 2020

Dear applicant:

This is to inform you that the Barrington Planning Board at its February 18, 2020 meeting **CONDITIONALLY APPROVED** your application referenced above.

9.6 Special Permit was Granted

3.4 Conditional Use Permit was Granted

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 August 18, 2020, 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:

Following Waivers were granted:

- 1) a) 4.7.7 (1) Minimum allowable pipe diameter in any storm drain system shall be 15 inches.
b) 4.7.7 (2) The minimum design velocity in pipes shall be 2 feet per second and the maximum velocity shall be 10 feet per second.

- c) 4.7.7 (3) The minimum depth of cover for storm drain lines shall be 36 inches from the top of pipe to finished grade.
- d) 4.7.7 (4) Bedding and backfill shall be ¾ inch crush stone. Bedding shall be a minimum 6 inch depth in earth and 12-inch depth in ledge has not been specified in all cases.
- e) Need an estimate of cost for the Bond for drainage structures that is reviewed/approved by staff and posted prior to construction.

- 2) Any outstanding fees shall be paid to the Town
- 3) 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" X 17", 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 road, 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/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,

John Huckins

Zoning Administrator

cc: File

A motion was made by J. Brann and seconded by D. Massucci to approve the application for RRB5, LLC.

Vote 5/0

Roll Call:

Boyer-Yay

Jennison-Yay

Allard-Yay

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Brann-Yay
Massucci-Yay

REPORTS FROM OTHER COMMITTEES

4. Conservation Commission would like to come and take 15 minutes to go over the maps they have on April 7, 2020.

The Board agreed that the Conservation Commission could come to the meeting on April 7, 2020 to go over the maps.

UNFINISHED BUSINESS

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

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

The next meeting will be on March 2, 2020 at 3:00 p.m. at the 270 Beauty Hill Road for a Site Walk and the regular Planning Board meeting will be on March 3, 2020 at 6:30 pm at the ECLC 77 Ramsdell Lane.

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

Respectfully,

Barbara Irvine