



### **BARRINGTON PLANNING BOARD MEETING**

As Chair of the Barrington Planning Board, due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically.

Please note that there is no physical location to observe and listen contemporaneously to the meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, this is to confirm that we are:

We are utilizing the Microsoft Team for this electronic meeting. All members of the Board have the ability to communicate contemporaneously during this meeting through the Microsoft Team, and the public has access to contemporaneously listen and, if necessary, participate in the meeting through dialing the following phone #1-603-664-0240 and Conference ID: 969733928

**(May 19, 2020)**

**Tuesday May 5, 2020**

**6:30 p.m.**

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

#### **Roll Call:**

A. Knapp-Yay  
J. Brann-Yay  
R. Allard-Yay  
S. Diamond-Yay  
J. Jennison-Yay  
D. Massucci-Yay

#### **Members Present**

James Jennison, Chair  
Jeff Brann, Vice Chair  
Steve Diamond  
Donna Massucci  
Andy Knapp ex- officio  
Ron Allard

#### **Members Absent**

Rondi Boyer

Town Planner: Marcia Gasses

Code Enforcement Officer: John Huckins

Staff: Barbara Irvine

### **MINUTES REVIEW AND APPROVAL**

1. Approval of the April 21, 2020 meeting minutes.

*Without objection the minutes of April 21, 2020 were approved as written.*

### **ACTION ITEMS CONTINUED FROM April 7, 2020**

2. **121-28-GR-20-SR (Owner: Mr. Todd Green-Barrington Shores, LLC)** Request by applicant for expansion of 28 seasonal camp sites and waiver at 7 Barrington Shores Drive (Map 121, Lot 28) in the General Residential Zoning District. BY: Tobin Farewell, Farwell Engineering Services, LLC; 265 Wadleigh Falls Road; Lee, NH 03861.

J. Jennison gave a brief description of the application.

Ray Bisson from Stonewall Surveying represented Mr. Todd Green and Barrington Shores Campground, LLC. Ray explained to the Board that they were looking to continue until June 2, 2020 for more time to complete the details for items brought up at the last meeting.

*A motion was made by J. Brann and seconded by S. Diamond to continue the application until June 2, 2020. Vote 6/0*

Roll Call:

A. Knapp-Yay

D. Massucci-Yay

S. Diamond-Yay

J. Brann-Yay

R. Allard-Yay

J. Jennison-Yay

### **ACTION ITEMS**

3. **220-29-RC-20-SR (Owners: Wanda Lee & Richard A. Walker, Jr)** Request by applicant Jesse Anderson for proposed construction of a welding and fabrication building with associated parking on Colonial Way (Map 220, Lot 29) on a 5.59-acre lot in the Regional Commercial Zoning District. BY: Scott Lawler, Norway Plains Associates, Inc.; PO Box 249; Rochester, NH 03866.

J. Jennison gave a brief description of the application.

Scott Lawler from Norway Plains Associates, Inc., represented owners Wanda Lee and Richard A. Walker, Jr and applicant Jesse Anderson Properties, LLC. Scott explained that the property was located on Colonial Way and was 5.59-acre parcel within the Regional Commercial Zoning District and Stratified Drift Aquifer Overlay District at the end of a cul-de-sac. Scott explained that wetland delineation was done by Joe Noel a wetland scientist. Scott explained that the lot was currently flat and vacant. Mr. Anderson has started some land clearing per the proposed site plan. There are utilities on Colonial Way and a fire cistern across the street from the proposed project. Scott explained that Anderson Properties and Anderson Welding and Fabrication Facility are proposing a 6,600 s.f. welding and fabrication building.

They are proposing 12 parking spaces including one ADA accessible space with the main access off Colonial Way and paved into the site to a front parking area with six paved spaces. The remainder of parking would be site would have a hard-packed gravel surface to the side and rear of the proposed building that would be paved later.

Scott explained that they have designed a Stormwater Management system to collect all the stormwater generated from the driveway and around the building from the impervious surfaces to be directed to the treatment swale and detention basin. The facility would be a steel 60' x 100' building with a peak of 20' that would have two overhead doors and one personnel entry door. Scott explained that the building would be serviced by an on-site septic and well systems. The septic system has been designed but has not been submitted for approval. There would be one utility pole installed to get across Colonial Way and the utilities would be running underground to the building. Scott explained that they have designed some landscaping to buffer the back of the site and for the Walkers. There would be some landscaping and a sign at the cul-de-sac by the driveway from the entrance. Scott explained that the lighting would be three wall mounted lights and would be down casted. The business would employ 10-12 employees at this time. Scott explained that Mr. Anderson and his wife are present if the Board should have any questions on what they are proposing.

J. Brann asked about the parking to the side and rear being paved later. J. Brann asked how this would affect the drainage analysis by not paving.

Scott explained that the analysis was done assuming pavement was done NHDES AoT considers packed gravel and paved parking impervious surface as one of the same. Scott explained that when the Andersons decide to pave this, it would not increase the runoff.

S. Diamond explained that with 12 employees and half the parking unpaved, he was concerned about plowing during the winter months.

Scott expressed that he did not see a problem and stated that there was ample space around the perimeter for storage and plenty of room to move the vehicles during plowing.

J. Brann stated that on Sheet C-1 was missing the legend for jurisdictional wetlands.

Scott explained that he could add to the plans.

J. Brann asked what the structure was in the southwest corner on Sheet C-1.

Scott explained that it was a shed owned by Mr. Walker.

J. Brann asked if there was going to be any regulated substances in this facility, and if so, what quantities of more than 5 gallons.

Jesse Anderson explained that there would not be any substances except for the gasses used in the welding industry and they do not store paints or liquids on site.

J. Brann asked about fuels.

Jesse Anderson explained that for fuels they might have a 5gallon of diesel and propane tank for the forklift for equipment.

J. Brann explained that propane tanks are not shown as regulated substances under the definitions and asked how the building was being heated.

Jesse Anderson explained that the building was being heated propane radiate system.

A. Knapp asked if you are using any inert gasses in any large quantities for inert ovens or anything like that for controlling temperature while fabricating for air pockets in the welding.

Jesse Anderson explained that yes, they use argon gas for fabrication with a 300-gallon average gas cylinder size.

A. Knapp asked if this was going to be stored outside so a gas company would manage it.

Jesse Anderson stated yes.

A. Knapp explained that it would need be on a pad and inside a fenced in area because it needs to be contained and everything needs to be stainless.

Jesse Anderson stated that correct.

A. Knapp stated that they would want the location specified, especially for a fire standpoint.

Jesse Anderson explained to the Board that most of the work was done offsite and employees have their own vehicles.

J. Jennison expressed that a note would need to be added to the plan showing where it's [gas] stored inside or outside and the quantity.

A. Knapp explained the common gasses that are used in the welding industry and asked what the method for cutting material was.

Jesse Anderson explained that they would be saw cutting most material because this would be cost effective. Jeff explained that there would not be a lot of fuel based cutting.

A. Knapp asked if it the saw would use an oil based or water-based coolant.

Jesse Anderson explained that it would be oil based and similar to a small band saw.

S. Diamond asked about the roofing being somewhat flat and wanted to know what the snow load was.

Jesse Anderson explained that the roof and the building would be metal. This would be engineered and submitted with the building permit.

S. Diamond asked J. Huckins to explain what the snow load on the roof would be.

J. Huckins stated that the snow load would need to be a minimum 70 psf snow load and explained that most builders are close to 100 psf. J. Huckins explained that the Town of Barrington requires a 70 psf design for snow load.

J. Jennison explained to S. Diamond that it couldn't be by inches of snow because the water content of the snow can vary, and some snow accumulations would be heavier than others for equal depth.

S. Diamond expressed that if the snow slid off the roof it could travel a long way [into the parking area], especially if a large chunk flies off.

J. Jennison explained that there was no parking in the area landscaped and that they know what needs to be done.

J. Brann explained that on one side there was a big door for loading and unloading, but they usually have a roof rail for snow protection. J. Brann asked about on Sheet L-4; he explained that he couldn't read the illumination numbers and asked if they were using the Site Plan Review Table 7 low category.

Scott Lawler explained to the Board that this was done Sharon Incorporated, they had a copy of the Town of Barrington regulations, and assumed that it [plan] meets the regulations.

J. Brann explained that they need to have a list of the lighting fixtures/specifications as required.

R. Allard stated that it would need to meet the lighting requirements and asked if there were hot and cold spots.

Scott Lawler stated that was correct.

R. Allard expressed that lighting in the prime parking area and around the poles don't seem to illuminate that area adequately.

J. Brann explained that there may need to be more lighting in the front.

J. Jennison stated that some updating to the lighting plan is in order.

R. Allard asked about the cover sheet stating that no NHDOT driveway permit required.

Scott Lawler explained that several businesses take access off Colonial Way.

J. Brann asked about the Road Agent's comments that Colonial Way was not in great shape so if any damage was done during construction this would need to be fixed. J. Brann asked if they were going to put a gate on the driveway.

Jesse Anderson stated that there would be a gate to protect the property.

J. Brann asked if the gate was shown on the plan; if not would they add.

Scott Lawler stated that this was not on the plan.

J. Brann expressed that the Assistant Fire Chief Eric Lenzi required that the gate be an emergency access gate and needs to be added to the plan.

Jesse Anderson explained that they could have a stop sign on the driveway exit onto Colonial Way.

J. Jennison asked if there was enough room to go in and out without turning around on Colonial Way.

Jesse Anderson explained that there was enough room for an 18-wheeler in the back to turn around.

A. Knapp expressed that the Fire Department usually requires a 360 degree access around the building for emergency vehicles.

Scott Lawler explained that was based on the size of the building and this building was only 6,600 square feet.

R. Allard expressed that there needs to be a key in the Knox box at the gate.

Conner MacIver explained to the Board that there would not be a drive all the way around the Town Hall and explained that there was no requirement as there was a certain distance that a fire truck needs to be within and the building parking lot accommodates that distance. Conner explained as long as the Fire Department can get access to the whole building from either end it is sufficient and felt that this was the same here.

*A motion was made by R. Allard and seconded by J. Brann to accept the application as complete.*

Vote 6/0

Roll Call:

R. Allard-Yay

A. Knapp-Yay

D. Massucci-Yay

J. Brann-Yay

J. Jennison-Yay

J. Jennison opened public comment.

J. Jennison closed public comment.

J. Brann suggested that where there was no AoT permit that this should go to Dubois & King for review.

S. Diamond expressed concern for the danger of snow loads and snow clearing from the roof. Looking for a plan to show how the snow would be moved off the roof.

M. Gasses explained to the Board that this lot was a lot of record and was not subject to the wetland setback even though the wetlands are close to the building.

J. Brann explained that in the Zoning Ordinance it states no buffer is applicable if an undeveloped lot was created before March 13, 2001 and this lot was approved in 1985 as stated on the plan.

J. Huckins explained that they are also exempt for the setback because it was created before 1997.

R. Allard expressed that if you have an overhead door on the slope side of the building, that per OSHA it would need an awning over it to protect it from the snow coming down and blocking the door.

Jesse Anderson explained that he would get with Scott and Joel for a solution for this and explained that a guard could be put up so no snow would fall.

J. Huckins explained the building requirements would need to be met when the applicant comes in for there building permit.

Jesse Anderson expressed that he felt that he had an engineer that met the Town of Barrington regulations and questioned why the Town would have another party review the same project. Jesse Anderson

explained that he was looking to move forward with this project and hired Norway Plains to represent him to meet the Town requirements.

J. Jennison explained that sometimes they miss things, and the Board needs to be independent so this was why the Board has third party review on all applications.

M. Gasses suggested that Dubois and King only look at the drainage, not the full overview plan and have the applicant come back to the Board on June 2<sup>nd</sup>.

J. Jennison explained to the applicant that they would be looking for the following items:

1. Lighting plan upgrade
2. Stop sign added to the plan
3. Gate added to the plan
4. Drainage to be reviewed by Dubois and King.

*A motion was made by J. Brann and seconded by R. Allard to continue the application until June 2, 2020.*

Vote 6/0

D. Massucci-Yay

A. Knapp-Yay

R. Allard-Yay

S. Diamond-Yay

J. Brann-Yay

J. Jennison-Yay

## **REPORTS FROM OTHER COMMITTEES**

## **UNFINISHED BUSINESS**

## **OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD**

5. Review of a request for a building permit at 90 Flower Drive, a Private Road, for Marc and Darlene Moreau ([Map 112, Lot 23](#)).

The Board had a brief discussion about the request and agreed to go with the Jere Calef recommendation and send the standard letter to the Select Board.

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

The next meeting will be on May 19, 2020 at 6:30 p.m. electronic meeting; no meeting place.

Without objection the meeting was adjourned at 7:48 p.m.