



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 #603-664-0240 and Conference ID: 556056146#

Call 603-664-0182 or email: birvine@barrington.nh.gov

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

(Approved September 1, 2020)

Tuesday August 18, 2020

6:30 p.m.

ROLL CALL

Roll Call Vote

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

Members Present

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

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

MINUTES REVIEW AND APPROVAL

1. Approval of July 7, 2020 meeting minutes.
2. Approval of August 4, 2020 meeting minutes.

A motion was made by J. Jennison and seconded J. Brann approve the minutes of July 7, 2020 and August 4, 2020 as written.

Roll Call:

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

ACTION ITEMS CONTINUED FROM AUGUST 4, 2020

3. **207-11&13-GR-20-LL (Owners: James A. Morrison, Rebecca A. Andrews, Liza J. Labelle & Nicholas Donovan)** Request by applicants for a Lot Line Adjustment with waivers between Lot 11 (3.6) acres and Lot 13 (12.92) acres (Map 220, Lots 11 & 13) proposed Lot 11 to be 12.61 acres and Lot 13 to be 3.91 acres at 129 & 159 Pond Hill Road on the General Residential Zoning District. BY: Joel D. Runnals, Norway Plains Associates, Inc.; P.O. Box 249; Rochester, NH 03866.
(Application has not been accepted as complete)

J. Jennison gave a brief description of the application.

Joel Runnals from Norway Plains Associates represented applicant James Morrison, Rebecca Andrews, Liza Labelle & Nicholas Donovan for a lot line at 129 & 159 Pond Hill Road. Joel explained to the Board that they were asking for a waiver to waive topography and wetland delineation for Lot 11 because this lot was already developed. Joel explained to the Board that his clients were there to and hoped that the Board already read the letter supplied by the client. Joel explained the main reason for doing this Lot Line was so by adding the 9+/- acres was to put this un current use.

J. Jennison expressed that he agreed with the surveyor Joel Runnals that being such a large piece of land and the applicant was not proposing any development. The Board could make a note on the plan stating that in the future any development would require full survey and wetland buffers per 2020. J. Jennison explained to the Board that they have done this at least once in the past.

S. Diamond asked M. Gasses if she could explain her objection before.

J. Huckins let the Board know that she was not in the meeting at this time.

J. Jennison explained to S. Diamond that this was required by rule that a full boundary survey be done, and M. Gasses could classify if she comes back on. J. Jennison explained that they are asking for the waiver because they are not looking to subdivide or build with a note on the plan stating that any future development would be required.

R. Allard expressed that he agreed with J. Jennison because they are adding land not taken away land.

D. Massucci asked if some of the land was undevelopable.

J. Jennison stated that he would not say that it was undevelopable but the opportunity if they were going to come in for a subdivision.

Joel explained to the Board what was on the lot where there were wetlands and didn't see any subdivision in the future.

J. Jennison expressed that they would need a wetland crossing to the mountain.

Joel explained that they would need to go through a wetlands buffer and a road to nowhere.

J. Brann asked if Lot 11 has never been surveyed.

Joel stated that was correct, but the Town had the opportunity when this lot went through the Town for the septic system and the building of the pond. Joel explained to the Board that they are going to put this land in current use, and you can't develop in current use.

S. Diamond explained to the Board that he would be fine if this was not going to be routine

J. Jennison explained that this would not be a routine he felt that it would be case by case and this was a large piece of land that was not asking to build on it or road on it. J. Jennison asked M. Gasses to explain her thoughts on why she didn't suppose this waiver.

M. Gasses explained to the Board that normally the area around where the building was has the wetland delineated. M. Gasses explained that she doesn't have a problem but stated consistently they have waived the rear age of the property and how they designed this was kind of backward. M. Gasses explained that she doesn't have a problem waiving the survey but how do you know where the wetlands are if you don't have a survey.

Joel explained that was why they were asking for wetland delineations because Lot 11 was not surveyed.

J. Jennison explained that he felt a plan note stating that any future development or building permits would trigger a full wetlands delineation and boundary survey.

R. Allard agreed that no construction or expansion to Lot 11 and felt that we didn't need to know where the wetlands boundaries were because everything there was existing.

M. Gasses explained that she didn't disagree but, in the past, they located where the actual building was most likely to get impacted. M. Gasses stated if the Board wanted to in the future need to be consistently act in the same way and not do for one and not the other.

J. Jennison explained that if they were coming in a different direction to subdivide that would be different. J. Jennison explained that where they are adding to this property, he looks at these different. J. Jennison expressed that he felt Lot 13 needs delineated.

M. Gasses expressed that the buffer does apply to both of these lots regardless any construction or digging would also apply.

R. Allard explained that this was for this case and he felt this was justified and explained that this wasn't for anything down the road unless just like this one.

Requested Waivers:

5.3.1 (5) Surveyed property lines

A motion was made by J. Jennison and seconded by J. Brann to grant the waiver 5.3.1 (5) surveyed property lines for Lot 11 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. Vote 6/0

Roll Call:

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

5.3.1 (6) Existing grades and topography contours

A motion was made by J. Jennison and seconded by A. Knapp to grant the waiver 5.3.1 (6) existing grades and topography contours 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. Vote 6/0

Roll Call:

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

5.3.1 (9) Natural Features

A motion was made⁴ by J. Jennison and seconded by R. Allard to grant the waiver 5.3.1 (9) Natural Features 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. Vote 6/0

Roll Call:

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

A motion was made by J. Brann and seconded by A. Knapp to accept the application as complete. Vote 6/0

Roll Call:

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

J. Jennison 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

**REVISED DRAFT
NOTICE OF DECISION**

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As builds received: N/A n/a</i>	<i>Surety returned: N/A 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: 207-11 &13-GR-20-LL (Owners: James A Morrison, Rebecca A. Andrews, Liza J. Labelle & Nicholas Donavon) Request by applicants for a Lot Line Adjustment with waivers between Lot 11 (3.6) acres and Lot 13 (12.92) acres (Map 220, Lot 11 & 13) proposed Lot 11 to be 12.61 acres and Lot 13 to be 3.91 acres at 129 & 159 Pond Hill Road in the General Residential District. By: Joel D. Runnals, Norway Plains Associates, Inc.; P.O. Box 249 Rochester, NH, 03866			

Owners: James M. Morrison, Rebecca A. Andrews, Liza J. Labelle, Nicholas A. Donovan 159 Pond Hill Road Barrington, NH 03825 Applicant: Norway Plains Associates P.O. Box 249 Rochester, NH 03866	Dated: August 18, 2020
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Dear applicant:

This is to inform you that the Barrington Planning Board at its, August 18, 2020 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 February 18, 2021**, 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
- 2) Add plan note with the waivers that were granted:
 - a) 5.3.1 (5) Surveyed property lines of entire parcel
 - b) 5.3.1(6) Existing Grades
 - c) 5.3.1 (9) Natural Features such as streams, marshes, lakes, ponds, rock out crops, wooded areas.... including wetlands
- 3) Add Plan Note: Any disturbance or modifications on Lot 11 other than permitted under Section 9.4 would require wetlands delineation. Zoning Ordinance as of August 18, 2020 would apply.
- 4) The applicant's surveyor shall certify in writing that the bounds and pins have been installed according to the plans.
- 6) Any outstanding fees shall be paid to the Town
- 7) For lot line adjustments the applicant shall submit to the Land Use Office a copy of the signed and notarized deed which will affect the conveyance of the subject property before the plat is certified by the Planning Board. Once the plat is certified the deed must be recorded simultaneously with the plat. For Lot Line Adjustments where the property is in the same ownership deeds incorporating the adjustment must be provided.
- 8) Final drawings. (a) five sets of large black line plus (b) 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. If there are significant changes to be made to the plans, as specified above, one full size paper check print must be sent to the Planning Department for review prior to producing these final drawings.

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

A motion was made by J. Jennison and seconded by S. Diamond approve the Lot Line. Vote 6/0

Roll Call:

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

ACTION ITEMS

3. [235-83-TC-20-SR \(Owner: Journey Church\)](#) Request by applicant (Kids Culture) for a proposal

to use 8,607 s.f. in Journey Church for childcare and before/after school care located at 8 Eastern Avenue (Map 235, Lot 83) in the Town Center Zoning District.

J. Jennison gave a brief description of the application.

John and Erin Kniphfer from Kids Culture Childcare they have two other locations and are hoping to open a third one in Barrington at 8 Eastern Avenue in the Journey Church. Erin explained that they are a for profit center and would like to open for childcare and before/afterschool with remote learning. Erin explained that they would like to offer the services to Barrington and the surrounding Towns these services.

J. Brann asked about the Journey Church currently allowed to have 48 children and they are proposing 160 children.

Erin explained to the Board that the State would have someone come in and measure the square footage to how many children would be allowed. Erin explained that they need to follow State rules and regulations. Erin explained that per DHHS they would measure square footage for the number of children.

J. Brann asked if they were going to get to the number of children that they want per the Fire Chief a sprinkler would need to be installed.

Erin explained that before they could get their license, they would need to get approval from fire and health code then licensing would come in and give them a permit.

J. Brann asked about the Journey Church being approved for certain number of children now the Fire Chief said sprinkler system would need to be installed.

Erin explained that this was in the process of being reviewed.

J. Huckins explained that the approval was for the use of the building then they would need to apply with building, fire and health codes before they could get there permit for occupancy.

J. Jennison explained that the 48 children were put in to show that the Journey Church was approved for childcare and explained that this has already gone for site review.

J. Brann asked if that there was a commercial childcare before.

J. Huckins explained that it was approved under Good Shepard School and that was how they got vested.

J. Brann explained from the regulations that the flow rates for the fire protection system incase you need to do as part of there application.

M. Gasses explained to the Board that her conversation with the attorney that the Board needs to focus on this as an expansion and the parking with traffic flow. M. Gasses explained that fire codes and other codes are to be approved by State, Building and Fire Chief do need to be approved but not by the Planning Board.

J. Brann explained that in the Site Review Regulations under 4.15.3 (1) that after the Fire Chief weighs in the Board may require modification of the site design to enhance public safety.

M. Gasses explained that the Fire Chief hasn't brought back anything that involves the Planning Board and the one thing that he did bring up was the fire pit that was put in the notice of decision even though this was a fire rule.

J. Brann expressed that he disagreed.

M. Gasses explained to the Board that this was not an opportunity to reevaluate the entire application.

R. Allard explained that they would do a flow test and pressure test before they do the sprinkler.

J. Jennison explained that if they don't have compacity of water for the sprinkler others would not allow children in there.

R. Allard explained that no one else is going to look at parking and traffic after the Board but on the sprinkler professional Are going to look at the sprinklers.

M. Gasses explained that District 6 did issue a letter today regarding enter and exits from First Seacoast Bank that they had no issues.

A motion was made by S. Diamond and seconded by A. Knapp to accept the application as complete. Vote 5/1

Roll Call:

R. Allard-Yay

A. Knapp-Yay

D. Massucci-Yay

S. Diamond-Yay

J. Brann-Nay

J. Jennison-Yay

J. Jennison read the following proposal:

- Hours of Operation 7am to 6pm
- Potentially licensed for 160 kids
- Ages 6 weeks to 12 Years
- Before and after school care
- Pick up and drop off at front

M. Gasses explained that there are over 100 parking spaces.

R. Allard explained that 130 are required.

J. Jennison stated that they have 102 parking spaces where 130 are required.

M. Gasses explained that she added the church and daycare that was how she care up with the 130 parking spaces needed.

M. Gasses explained that they may share the same space but don't operate at the same time.

R. Allard explained that there was a lot of drop offs not parking.

J. Jennison addressed the following Planner comments:

- Received letter from Bank no issues
- Drop off numbers per hour was addressed
- Lighting in area of building was existing at time of prior site approval in 2016.
- Fire Department and State required lighting for proper ingress and egress from building

S. Diamond asked about the distribution for timing in the morning 30 a hour realistic for the pattern for the other sites.

Erin explained that they have a facility in Dover for 68 children with no parking and one-way traffic with the whole facility and they have no more than 4 cars at a time lined up with no issues.

S. Diamond stated from the letter First Seacoast Bank addressed in the morning maybe backup due to Covid no other concerns.

Erin explained that they have a plan.

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D. Massucci asked with Covid you're not taken temperatures and explained that she has a childcare center in Barrington and she has 43 parents that line up and it comes out on Commerce Way.

Erin explained they follow the procedure following Covid and they do take temperatures.

D. Massucci explained that they were a procedure now following CBC.

Erin explained that they are following State guidelines and they have been open through the whole Covid with no sick children or staff.

J. Jennison opened public comment.

J. Jennison closed public comment.

D. Massucci asked how they are going to work with the playground outback.

Erin explained that they are going with the State Regulations.

M. Gasses explained that the prior approval does show the play area.

Erin explained the play area and per square footage based on State licensing for the outside playground area.

M. Gasses explained that the fenced area must be gated per the Fire Chief.

R. Allard asked about the walkway to Burger King that was new because Burger King was also new.

Erin explained that their children are never not supervised by an adult at anytime so there would be no ability for a child to walk to Burger King they follow all State licensing rules.

M. Gasses explained to the Board that even after approved there are other agencies that they need to go through.

J. Jennison explained that he was comfortable with the parking, lighting and trash removal that everything has been addressed.

Requested Waiver:

4.9.13 (2) Minimum Parking

A motion was made by A. Knapp and seconded J. Brann to grant the waiver 4.9.13 (2) minimum parking 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. Vote 6/0

Roll Call:

R. Allard-Yay

A. Knapp-Yay

D. Massucci-Yay

S. Diamond-Yay

J. Brann-Yay

J. Jennison-Yay

J. Jennison 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

DRAFT NOTICE OF DECISION

[Office use only]	Date certified:	As built received:	Surety returned
<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: 235-83-TC-20-SR (Owner: Journey Church) Request by applicant (Kids Culture) for a proposal to use 8,607 s.f. in Journey Church for childcare and before/after school care located at 8 Eastern Avenue (Map 235, Lot 83) in the Town Center Zoning District.*			

<p>Owner: Rob Willis Journey Church 8 Eastern Ave Barrington, NH 03825</p> <p>Applicant: Kids Culture Childcare John Kniphfer 30 Quarry Dr. Rochester, NH 03867</p>	<p>Dated: August 18, 2020</p>
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Dear applicant:

This is to inform you that the Barrington Planning Board at its August 18, 2020 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 February 18, 2020, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board.

Conditions

- 1) Provide the NHDOT amended Driveway Permit or a letter stating none is needed.
- 2) Any necessary state permits shall be obtained from appropriate departments.
- 3) Waiver granted from 4.9.13(2) minimum parking requirements to allow 102 spaces where 130 are required. (38 for daycare) (*If granted*)
- 4) Pick up and drop off will follow currently approved traffic pattern. Pick up and drop off will occur at the front door. Traffic pattern may be adjusted as needed for extenuating circumstances.
- 5) Hours of Operation 7 am to 6 pm
- 6) Fire Pit cannot be located in play area
- 7) Fenced area must be gated into remote locations
- 8) Maximum enrollment 160 children
- #9) Any outstanding fees shall be paid to the Town
- 10) The Chairman shall endorse the approval of the expansion/change of use.

General and Subsequent Conditions

#1) Where no active and substantial work, required under this approval has commenced upon the site within two years from 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

(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

cc: File

A motion was made by S. Diamond and seconded by A. Knapp to approve Kid Culture Childcare and Before/After School Care. Vote 6/0

Roll Call:

R. Allard-Yay

A. Knapp-Yay

D. Massucci-Yay

S. Diamond-Yay

J. Brann-Yay

J. Jennison-Yay

4. **233-43-NR/HCO-20-SR (Owner: Town of Barrington)** Request by applicant for a proposal to construct a 1,458 s.f. addition on the existing Barrington Recreation Department building to be used as office space and waiver located at 105 Ramsdell Lane (Map 233, Lot 43) in the Neighborhood Residential (NR) & Highway Commercial Overlay (HCO) Zoning Districts. BY: Geoffrey R. Aleva, Civil Consultants; 293 Main Street, South Berwick, Maine 03908.

A. Knapp recused himself.

M. Gasses explained to the Board that this would only be a recommendation from the Planning Board.

J. Jennison gave a brief description of the application.

Geoffrey Aleva from Civil Consultants represented the Barrington Recreation Department showed a plan for a 1500 s.f. expansion for much needed office space. The space would be used for staff, recreation director and storage. Geoff explained that they went out and did topography in the area adjacent to the property and a site plan that shows drainage improvement. Geoff explained that this space would take away some parking spaces and they received from staff that they need to add a no parking sign which was not shown on the plan. Geoff explained that they felt that with the library and the school area there would be plenty of parking spaces for 5 or 6 spaces that they lost with the addition. A handicap spot has been added to the left of the food pantry area.

R. Allard asked if there was a calculation done on the parking on how many are needed and what was there.

Geoff explained that he did not do a parking calculation before of the large parking lot that goes to the school.

J. Brann asked why a calculation for parking was not done so that it meets regulations.

Geoff explained that this was not a change of use or an addition of use this was just office space to give more room for the staff.

J. Brann stated that you are losing 7 parking spots due to this addition.

Geoff stated that was correct

R. Allard also stated that you are losing parking spots so you should apply with the regulations.

M. Gasses reminded the Board that this was only advisory comments.

J. Brann explained that the recommendation be that they supply the parking as in regulations.

Geoff stated that he could do that.

S. Diamond asked what was going to have with the existing office space and would the public be being going to the old office space.

Geoff explained that he was guessing that would be storage area.

J. Jennison expressed that from experience it makes sense to have a nice office space.

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J. Brann expressed that erosion control and explained that if there are requirements like silt socks on the plan and felt that look at the slope of the parking lot. While doing construction should show erosion control on the plan.

Geoff explained that if you look at sheet L-2 the details are on there and they would be working with the team to make should erosion control are addressed.

J. Brann asked on sheet L-1 there wasn't anything showing where they are located.

Geoff explained that there would be filtration so that it doesn't overflow.

J. Brann explained that the requirements are that they are changing the parking lot on A2-1 and no details on if they were going to be outside lighting. Also wanted to know if the building was sprinklers.

J. Huckins explained that if was not and explained the they need to put a fire bearer between the pantry and the gym so that it would complex, so they don't need to sprinkle it.

S. Diamond explained to J. Brann that the lighting detail shows that the full cut off a shielded LED pack light and it doesn't go up in the sky it goes down in that graphic.

J. Jennison stated that on erosion control with main standards.

J. Brann explained that on L2 he didn't see any fixtures on there.

Geoff explained that was not completed on the building plan yet.

Jessie Tennis, Recreation Director explained to the Board that the school put in a full lighting that goes all the way up.

J. Jennison stated that maybe if the school has the plan they could add to packet.

J. Jennison opened public comment.

J. Jennison closed public comment.

J. Jennison noted that no parking in fire lane and no parking in front of pantry doors.

5. [223-26\(LotC1\)-RC/SDAO-20-SRAmended \(Owner: Route 125 Development, LLC\)](#) Request by applicant to amend the Site Review building footprint from 8.880 s.f. to 9.536 s.f. Municipal building for a Town Hall on Calef Highway (Map 223, Lot 26-(Lot C1) in the Regional Commercial (RC) & Stratified Drift Aquifer Overlay (SDAO) Zoning Districts. BY: Geoffrey R. Aleva, Civil Consultants; 293 Main Street, South Berwick, Maine 03908.

A. Knapp recused himself.

J. Jennison gave a brief description of the application.

Conner MacIver, Town Administrator explained to the Board that the reason they are back before the Board was the building size expansion to 8 feet larger. Conner explained that the larger subdivision was still waiting approval and they may be back before the Board working on challenges with NHDOT for the road access onto Route 125. They are reviewing the floor plan and working with the department heads and the committee.

Geoffrey Aleva from Civil Consultants represented the Town of Barrington Town Hall and was before the increase size of the building to the north side closer to the setback line. Geoff explained that there would be not changes to access or the parking. Geoff explained that they made elevation changes and picked the building a little bit as some concerns from the building committee.

S. Diamond asked if the cupola was ventilation or was for decorative.

Geoff stated that he didn't think it was for ventilation and didn't know if it was going to be decorative still working with the building committee on this.

Conner explained that in a perfect world bringing natural lighting into the lobby area it would be a priority in the engineering process.

S. Diamond explained that it would get heat out and cooling would cost less.

Conner explained that the parking area doesn't impact the natural buffer but during construction there maybe an impact to the wetland buffer.

J. Jennison explained that this was previous approved on April 21, 2020.

S. Diamond asked if the delay with the large project does that mean the Town would have to pay the center of the road instead of the developer.

Conner explained that was not the plan and if the larger part received approval from the State and are not in a position to begin the construction of the road on the same construction to begin the Town Hall. Conner explained that he has talked to District #6 they would give permission to take construction access right off of Route 125 but can't use after construction was complete. Conner explained that this was an opinion prior to the road being constructed.

J. Brann asked if they would want to do this prior to their approval.

Conner explained that the Town doesn't own that lot and the Town wouldn't own that lot until all the conditions have been met by the Planning Board.

A motion was made by J. Brann and seconded by R. Allard to accept the application as complete. Vote 5/0

Roll Call:

R. Allard-Yay

D. Massucci-Yay

S. Diamond-Yay

J. Brann-Yay

J. Jennison-Yay

J. Jennison opened public comment.

J. Jennison closed public comment.

J. Jennison 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 REVISED

[Office use only]	Date certified:	As built received:	Surety returned
<p>"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.</p>			
<p>Proposal Identification: 223-26(C1) RC/SDAO-20-SR (Owner: Route 125 Development, LLC) Request by applicant for a Site Review and 9.6 Special Permit to build an 8,880 s.f. Municipal building for a Town Hall on Calef Highway (Map 223, Lot 26) in the Regional Commercial (RC) & Stratified Drift Aquifer Overlay (SDAO) Zoning Districts. BY: Geoffrey R. Aleva, P.E., Civil Consultants; 293 Main Street, South Berwick, Maine 09308</p>			

<p>Route 125 Development, LLC 7B Emery Lane Stratham, NH 03885</p> <p>Conner Maciver – Town Administrator Town of Barrington, NH PO Box 660 Barrington, NH 03825</p> <p>Careno Construction Company, LLC 270 West Road #4 Portsmouth, NH 03801</p> <p>Port One Architects, Inc. 959 Islington Street Portsmouth, NH 03801</p> <p>Geoffrey R. Aleva, PE</p>	<p>August 18, 2020</p>
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Civil Consultants 293 Main Street South Berwick, ME 03908	
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Dear applicant:

This is to inform you that the Barrington Planning Board at its August 4, 2020 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 February 4, 2021, 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) A waiver was granted from Section 4.7.7(3) Minimum depth of cover for storm drain lines of 36 inches
 - b) A waiver was granted from 4.7.7(1) Site Plan Regulations Minimum pipe diameter storm drain systems to allow for two 12-inch diameter pipes where 15- inch is required.
 - c) A 9.6 Permit for Impacts to the wetland buffer was granted
 - d) All Utilities must be underground
 - e) Lighting plan to conform to site plan regulations
- 2) Revise the following plan notes
 - a) [Add the NHDES Alteration of Terrain Permit #](#)
 - b) [Add the NHDES Subsurface Bureau C.A. #](#)
- 3) Make the following plan changes
 - a) Revise Storm Water Management report in page2 of 3 to state Barrington, not Northwood.
 - b) Add monuments to the plan 4.2.3
 - c) Add 2 bike racks to the plan 4.14.4(3)(d)
 - d) Update legend to include erosion control in legend
- 4) Town Counsel shall approve all easement language as needed (Including possible Access)
- #5 Any outstanding fees shall be paid to the Town
- 6) 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

(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

cc: File

A motion was made by J. Brann and seconded by R. Allard to approve the amended site plan for the Town Hall. Vote 5/0

Roll Call:

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

A. Knapp returned to the Board.

REPORTS FROM OTHER COMMITTEES **UNFINISHED BUSINESS**

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

M. Gasses updated the from Kyle at SRPC they received J. Brann and S. Diamond comments and they are working on the edits for the Facilities and Utilities Chapter. Kyle was on vacation this week he will get back to us.

6. Review of a request for a building permit at 723 McDaniel Shore Drive, a Private Road, for Gary and Jane Kilpatrick ([Map 124, 21](#)).

The Board had a brief discussion on the private road.

A motion was made by R. Allard and seconded by A. Knapp to send the standard letter to the Select Board. Vote 6/0

Roll Call:

R. Allard-Yay
A. Knapp-Yay
D. Massucci-Yay

S. Diamond-Yay
J. Brann-Yay
J. Jennison-Yay

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

The next meeting will be on September 1, 2020 at 6:30 p.m. electronic meeting; no meeting place.

Without objection the meeting was adjourned at 8:48 p.m.

Respectfully,

Barbara Irvine