



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: 137 021 231#

Call 603-664-0195 email: mgasses@barrington.nh.gov

(Approved February 16, 2021)

Tuesday, February 2, 2021

6:30 p.m.

Roll Call Vote

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

Staff: Barbara Irvine

MINUTES REVIEW AND APPROVAL

1. Approval of January 19, 2021 meeting minutes.

A motion was made by J. Jennison and seconded by J. Brann to approve the January 19, 2021 minutes as written.

Roll call:

D. Massucci-Yay

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

ACTION ITEMS CONTINUED FROM DECEMBER 1, 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 Todd Green from Barrington Shores, LLC. Ray explained that the plans were mailed to Dubois & King for their review. Ray explained that once they get the review back, Tobin Farwell from Farwell Engineering would work on the changes. Ray explained to the Board that he was there to ask for the application to be continued so that they could have time to make the changes once back from Dubois & King.

S. Diamond asked about the report for the water supply.

Ray explained that they do have the report and that was something that he was going to let Attorney Greg Wirth handle. Ray explained that this would be submitted with the whole packet.

A motion was made by J. Brann and A. Knapp to continue the application to April 6, 2021. Vote 6/0

Roll Call:

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

REPORTS FROM OTHER COMMITTEES **UNFINISHED BUSINESS**

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

3. Review of a request for a building permit at Long Shore Drive, a Private Road, for Aimee Morrill and Thomas & Cheryl Rowe ([Map 101, Lot 37](#)).

J. Brann expressed that the Road Agent comments were thorough.

S. Diamond expressed that he was happy with the Road Agent comments and it seems like a complicated site. S. Diamond explained that using the map in the application with the topo, when he zoomed into the map that it looks like it was going to be a steep grade. S. Diamond explained that where it is so steep, he felt per Best Management Practice a retaining wall would be best there. S. Diamond asked what the percentage grade was and didn't have enough detail to understand.

J. Jennison expressed that the Board does not regulate grade on a single-family house lot and didn't know what they needed to do to make it livable.

S. Diamond explained that it's not just what was livable and if the ground shifts could cause problems for others.

J. Brann explained that what was important that was in the memo was a minimum 5-foot-wide buffer along both sidelines and to keep the runoff off adjacent properties. J. Brann asked if this was a matter of code; would this be something that the code enforcement addresses.

M. Gasses explained that the Select Board was the one to issue this permit and the Road Agent has made his comments.

J. Brann asked Select Board A. Knapp if the Select Board approval can have conditions.

A. Knapp explained that the Select Board could ask for these items to protect and not you can't send water or runoff into a neighbor's property.

J. Brann recommended that conditions be added to the letter to prevent runoff to other properties.

A. Knapp expressed that code enforcement from a code would be looking at the site work and that you must maintain the water that was on your property. A. Knapp suggested sending that condition with the memo to the Select Board stating that the homeowner or builder must retain water on their property. A. Knapp stated the following:

As a condition of this application ensure that the homeowner/builder ensures that runoff doesn't impact abutting neighbors.

S. Diamond asked if this was currently a wooded lot and asked what was here before. S. Diamond asked if this was entirely undeveloped.

A. Knapp expressed that he felt that this was just a one-acre lot.

J. Jennison read from the application that this was a one-acre lot with a modular home going on it.

S. Diamond expressed his same comment that more people are going to live a road that isn't going to be improved.

A. Knapp expressed that it does, and it was the private road association.

A motion was made by J. Jennison and seconded by J. Brann approve sending the standard letter with the added line.

Roll Call:

A. Knapp-Yay

R. Allard-Yay

D. Massucci-Yay

J. Brann-Yay

S. Diamond-Yay

J. Jennison-Yay

4. Dan Ayer would like to discuss with the Board, on the behalf of Kozy's Pizza 748 Calef Highway ([Map 250, Lot 89](#)), seasonal outdoor seating.

Dan Ayer represented Kozy Pizza for a discussion on seasonal outdoor seating. Dan reviewed the seating plan that they would like for the outdoor seating. Dan explained that there was existing field in the right-hand corner and explained that the grade slopes. Dan explained that in this area he would like to put a shed and deck where this area slopes off. Dan explained that there would be no digging and there would be no change to the landscaping. Dan explained that they would put bark mulch down for the water runoff. They have eight tables now and could add seating for two to a table with the jersey bearer in the front.

J. Brann asked the location of this seating.

Dan explained that this would be on the right side of the building.

Dan explained that this was setup per the Governor's order and approved by Code Enforcement and the Fire Chief. Dan explained that he would be asking for a waiver due to the expense that this be attached to the plan not put on the plat. Dan explained that Kozy was not the owner and that would be another reason why they didn't want to have to put on the plat.

J. Jennison asked if this was a temporary use.

Dan explained that they would like to make this seasonal and everything would be moveable with no digging with no changes to the sight.

J. Jennison expressed that his concerns would be hours of operation at night and the tenants upstairs above the bakery.

Dan explained that there are multiple rentals above Kozy's; the hours of operation are until 8:00 p.m. and would like to extend to 9:00 p.m. to allow for cleanup time.

J. Brann asked if there was going to be enough parking with the increase and does this meet the regulations. J. Brann asked how would this work with the increase of number of customers for the water and sewage.

Dan explained if it's hot people would be outside and if it's cold, they would be inside; this would even the numbers out.

J. Brann explained that they need to meet the regulations with the parking with the additional increase in seating.

Dan explained that there was additional parking on the left side so there would be plenty of parking and outback of the building.

J. Brann explained that when they bring in the application, they need the calculations for the parking and asked if there was going to be lighting or not.

Dan explained that there was minimal lighting now and there was not going to be spotlights and felt there was enough lighting to do the cleanup.

R. Allard asked if this was temporary or permanent because of COVID.

M. Gasses explained that they would like this to be seasonal but permanent. M. Gasses explained Dan was there to see what Kozy's would need to do to have the outdoor seating.

Dan explained that staff would cleanup tables during COVID; in the future they would have barrels out.

J. Jennison explained that they would need to go through the State for alcohol sales outside.

J. Brann explained to Dan that he may want to check to see if they have a meter for there water.

Dan stated that he would check into the water to see if metered.

M. Gasses explained that they would need signoff from the Fire Chief for capacity.

R. Allard expressed that he was concerned about the outside serving of alcohol.

Dan explained that all services are shutoff at 8:00 p.m. and cleaned up after done by 9:00.

J. Jennison suggested putting upon no smoking signs so that it doesn't turn into a smoking area after business was closed.

S. Diamond asked about the permanent areas deck and shed; could they be less large and heavy so that you could use the area and use the inside structures instead.

Dan explained that this was a limited area.

S. Diamond asked how much surface area for deck you are using and was it used for walking on.

Dan explained that was for the servers and explained the reason they are there was because it slopes. Dan explained that they are also making a barrier.

S. Diamond asked about the size of the deck.

J. Jennison explained that it was on the paper it was a 6' x 10' deck.

Dan explained because of the grade, a table could not be put where the serving shed, and deck are.

S. Diamond asked what the shed was used for.

Dan explained that it was used for utensils, paper, and supplies.

S. Diamond asked if the shed would have water and electrically.

Dan stated that it would, and he explained location of the lighting and electrical.

S. Diamond asked if this was about the COVID or not it was confusing to him.

Dan explained that this was about seasonal use.

J. Jennison explained that they want seasonal and Dan was here to see what he would do without a full site plan review.

S. Diamond asked if it could be setup like a park with a trees and shrubs with picnic tables around it. S. Diamond explained so that it could be more of a park use.

Dan explained that they already have shrubs to the right of the deck and bark mulch.

S. Diamond stated this was more for Kozy's use than that public use.

Dan explained that this was private property and they rent.

J. Brann explained that this was for Kozy's use and this would be for their use not the public.

D. Massucci explained that if Kozy's opens it up to public that would be a liability for them.

Dan listed below what the Board was looking for:

- 1. Parking**
- 2. Lighting**
- 3. Seating**
- 4. Sewage**
- 5. Water Usage-look into a meter**
- 6. Trash location for outside dining**
- 7. Contact Fire Chief**

J. Jennison expressed that this was a good idea and people enjoy outside dining.

Dan stated that he would be asking for a waiver for not putting on the plat.

S. Diamond stated that he wasn't clear on the electrical or water and asked if the area was wheelchair accessible.

Dan stated that this would be wheelchair accessible.

J. Jennison expressed that the Board was in favor on what Kozy's wants to do.

5. M. Gasses reminded the Board that at the meeting in February they would be discussing the Land Use Chapter of the Master Plan. M. Gasses let the Board know that there was a case before the Zoning Board that the applicant was asking to allow three family homes in the Town Center. M. Gasses explained that wasn't allowed in the Town Center. M. Gasses explained that a while back they tried to change this area to Village and the voters voted no. M. Gasses that the Board needs to look at this zone again.

A. Knapp asked about why needs to be addressed again asked and asked if we are unsatisfied with the zoning there.

M. Gasses explained that the area by Oak Hill was zoned Town Center and you would need a PUD or a residential development needs to be on the second floor of a business.

J. Jennison explained that the reason they did that was to extend Town Center to that point and the only way was to change the zoning.

M. Gasses explained that they tried to crank back the Town Center because that time of development was hard to put in some areas. M. Gasses explained that in case before the Zoning Board, the applicant was asking not to follow the Town Center Zoning.

J. Jennison expressed that he felt this was to increase business instead of 6 to 8 houses at a time.

A. Knapp expressed that the zoning in larger rural area should have larger lot sizes and then if we are going to condense development into smaller areas should have a defined corridor on what it should look like.

The Board had a lengthy discussion on the Zoning and ideas of what needed to be done with changes and discussions for next meeting.

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

The next meeting would be on February 16, 2021 at 6:30 p.m. electronic meeting, no meeting place.

A motion was made by J. Jennison and seconded by J. Brann to adjourn the meeting. Vote 6/0

Roll call:

D. Massucci-Yay

R. Allard-Yay

S. Diamond-Yay

J. Brann-Yay

A. Knapp-Yay

J. Jennison-Yay

Without objection the meeting was adjourned at 7:47 p.m.

Respectfully,

Barbara Irvine

