



**DRAFT MINUTES  
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: 317 608 978#

OR

[bit.ly/BarrPB210216](https://bit.ly/BarrPB210216)

Call 603-664-0182 or email: [birvine@barrington.nh.gov](mailto:birvine@barrington.nh.gov)  
Tuesday, February 16, 2021  
6:30 p.m.

**J. Jennison Read from the Governors Order**

**Please note that all votes that were taken during this meeting shall be done by Roll Call vote.**

**Roll Call**

James Jennison, Chair	present
Jeff Brann, Vice Chair	present
Steve Diamond	present (signed in at 6:40)
Andy Knapp ex- officio	present
Ron Allard	present

Donna Massucci	absent
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Town Planner: Marcia Gasses

**MINUTES REVIEW AND APPROVAL**

**1.** Approval of February 2, 2021 meeting minutes.

*A motion was made by J. Jennison and seconded by J. Brann to approve the minutes of February 2, 2021.*

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## Roll Call

R. Allard        aye  
A. Knapp        aye  
S. Diamond      aye  
J. Brann        aye  
J. Jennison      aye

The minutes were approved with minor corrections

## ACTION ITEMS

2. [223-26\(LotC1\)-RC/SDAO-20-SRAmendedEXT \(Owner: Route 125 Development, LLC\)](#) Request by applicant for a one-year extension to allow the applicant who was still awaiting State Permits (NHDOT and NHDES) the project is ready to begin construction, the larger subdivision creating this lot has not been finalized. Deadline set forth in the site plan approval on the case below:

[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. Alea, Civil Consultants; 293 Main Street, South Berwick, Maine 03908.

Town Administrator Conner McIver explained the need for the extension as the larger subdivision awaits State permits.

J. Brann explained that an extension for the remainder of the project had already been granted.

J. Jennison asked about a possible timeframe.

C. McIver explained that the project had not received the need NHDOT permit. The permit was in the final review stages. The revision from two driveways to one restarted the review process. The length of the deceleration lane primarily was the focus of the review. The AoT permit could not be submitted until after the driveway permit review was completed. The review by NH F&G was backlogged with only one reviewer.

S. Diamond asked what the focus of the concern was.

C. McIver explained it did not have to do with the Town Hall project but with the larger subdivision. Their concern was more with the getting in and out of the subdivision. Residential traffic was considered very low impact where commercial can be higher. NHDOT wanted to make sure the design was adequate. Larger projects often are sent to Concord from District VI.

S. Diamond asked if there was enough space in the right-of-way if more space was needed.

C. McIver explained it would not affect the Town Hall project. The developers engineer would need to address any requirements placed by NHDOT.

J. Jennison asked about a timetable.

C. McIver explained that there were a lot of moving parts and the hope was that the project may start by July, but there were no guarantees and like other projects there were always risks. There was full information on the Town's website.

J. Jennison opened public comment. No one spoke.

J. Jennison closed public comment.

*A motion was made by J. Brann to approve a one-year extension application 223-26(Lot C1)-RC/SDAO-20-SR as Amended and seconded by J. Jennison*

A. Knapp recused himself as he was a member of the Select Board

Roll Call

R. Allard	aye
S. Diamond	aye
J. Brann	aye
J. Jennison	aye

Motion carried 4-0

The one-year extension was granted.

S. Diamond was interested in the timetable for the larger project.

C. McIver expressed the project would likely receive approval in June or July. The Town Hall project is on the shelf waiting. They were ready to get in the ground. The construction would begin once the access point was opened up, which the developer would be doing. Once the project receives final approval the agreement with the developer was to deed the lot to the Town.

## **REPORTS FROM OTHER COMMITTEES**

J. Brann explained the process for selecting an engineering firm was moving forward. M. Gasses and A. Knapp also served on the committee. There were twelve firms that had submitted to the RFQ. The group had pared the number down to 4. Conner got statements from the references for those four firms and the group would meet again this week to discuss what questions the group wanted to ask of the applicants and then they would be scheduling the interviews.

A. Knapp expressed he was happy with the number and quality of firms that responded.

## **UNFINISHED BUSINESS**

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

J. Jennison expressed he had heard from a citizen that he was interested in becoming a Planning Board member. Buddy Hacket was a business owner in Town. He would be submitting his paperwork to M. Gasses.

J. Brann questioned the upcoming application for the addition to the former Brian's Archery building. The addition under construction was part of a prior approved site plan that had not been built out.

M. Gasses explained that the Board would be looking at an additional 5,000 sq. ft. addition with complete drainage analysis. If the board had questions on the drainage, they could send it out for engineering review.

J. Brann also inquired regarding the C. Berry project off Community Way.

M. Gasses explained there would be an extension of Community Way, which would be part of the proposed public way and a private cul-de-sac that would be part of the condominium development. There was proposed to be a true mixed-use development with two floors of residential above grade and residential on the lower floor, with the separate condominium

development. There would be a boulevard road consistent with the Town Center zoning. The project was in design review stage so there was not the details you would see in a full application.

J. Brann questioned the purpose of the road going off to the east.

M. Gasses explained the units would be going where originally proposed, but they would be townhouses.

2. Discussion on the Master Plan on Land Use, Zoning, and questions for the lawyer.

#### Topics To ask the attorney

- Scattered and premature development, what cases and how does the Board apply that
- Did the Board need to develop any additional criteria in applying
- Was scattered and premature viable tool to use

#### Discussion on traffic

- Regarding ten years out and possible delays of 15 minutes at 9&125
- Scattered and premature needs to be brought up early in the discussion
- Roads with access to four or more lots to be built to Town standards

#### Town Center

- Should it have been developed off the beaten path
- Delay is at 9 west in the afternoon
- Return from work in the afternoon
- 9 & 125 bottleneck

#### Regulations

- Zoning
- Lot sizes and uses
- Shooting discussion does lot size really affect how property owners exercise their right
- Cost to density
- Affordable housing, is there a need
- Character, can we control with setbacks didn't come to Barrington for its character

#### Choices

- People make choices who should be driving their choices
- Not under an obligation to build affordable housing
- Much of Barrington undevelopable due to wetlands
- Land will be removed from current use for development
- Look at land areas in quadrants to see development potential
- 3 acre lots not going to solve neighbor problems
- What do we want Barrington to be, what do voters buy into
- Future Land Use Chapter of Master Plan
- A lot of public input, UNH
- What concerns by members with 2-acre developments
- Ducks Unlimited

#### Parking Regulations

A. Knapp left meeting.

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

*A motion was made by J. Brann and seconded by J. Jennison to adjourn at 8:30 pm*

Roll Call

S. Diamond	aye
R. Allard	aye
J. Brann	aye
J. Jennison	aye

Motion carried 4-0

Respectfully submitted,

Marcia J. Gasses  
Town Planner