



**MEETING MINUTES
FOR
BARRINGTON PLANNING BOARD
IN PERSON LOCATION**

**Early Childhood Learning Center
77 Ramsdell Lane
Barrington, NH 03825**

OR

You are invited to appear by audio phone or computer see below:

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: 926 872 442# OR link

**Tuesday, September 21, 2021
6:30 p.m.**

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

Members Present

James Jennison, Chair
Jeff Brann, Vice Chair
Steve Diamond-(Remotely)
Andy Knapp ex- officio
Ron Allard
Candice Krans
Buddy Hackett

Alternate Member

Andrew Melnikas

Members Absent

Donna Massucci

Code Enforcement Officer: John Huckins
Staff: Barbara Irvine
Town Administrator: Conner MacIver

MINUTES REVIEW AND APPROVAL

1. Approval of September 7, 2021, meeting minutes.

A motion was made by J. Jennison and seconded by J. Brann to approve the minutes of September 7, 2021, with a minor correction.

Roll Call:

A. Knapp-Abstain
B. Hackett-Yay
C. Krans-Yay
R. Allard-Yay
J. Brann-Yay
J. Jennison-Yay
S. Diamond-Yay

RECOMMENDATION TO REAPPOINT

2. The Select Board would like a recommendation to reappoint Steve Diamond to SRPC; Commission renews until July 1, 2025.

S. Diamond expressed interest on staying on SRPC Commission.

A motion was made by J. Jennison and seconded by J. Brann for a recommendation for S. Diamond to continue the SRPC Commission.

Roll Call:

B. Hackett-Yay
C. Krans-Yay
R. Allard-Yay
A. Knapp-Yay
J. Jennison-Yay
J. Brann-Yay
S. Diamond-Yay

2021 SALE NOTICES FOR ADVERTISEMENT-Per RSA 41-14a

The Planning Board had a discussion on each lot and motions were made as below:

a) Map & Lot 103-0049

A motion was made by J. Jennison and seconded by R. Allard to recommend being offered to abutters or the local road association.

Roll Call:

B. Hackett-Yay
C. Krans-Yay
S. Diamond-Yay (Remotely)
J. Brann-Yay
J. Jennison-Yay
A. Knapp-Abstain
R. Allard-Yay

b) Map & Lot 111-0010 and c) Map & Lot 111-0011

A motion was made by J. Brann and seconded by R. Allard to recommend that Lots 10 & 11 are merged with Lot 13.

Roll Call:

B. Hackett-Yay

C. Krans-Yay

R. Allard-Yay

A. Knapp-Abstain

S. Diamond-Yay (Remotely)

J. Brann-Yay

J. Jennison-Yay

d) Map & Lot [113-0023](#)

A motion was made by J. Jennison and seconded by J. Brann to recommend a lease option to retain some development authority of the parcel in the transfer to New Hampshire Fish and Game Department.

Roll Call:

B. Hackett-Yay

C. Krans-Yay

R. Allard-Nay

A. Knapp-Abstain

S. Diamond-Yay (Remotely)

J. Brann-Yay

J. Jennison-Yay

e) Map & Lot [113-0034](#)

A motion was made by J. Brann and seconded to J. Jennison recommend that this lot be offered to New Hampshire Fish and Game Department.

Roll Call:

B. Hackett-Yay

C. Krans-Yay

R. Allard-Yay

A. Knapp-Abstain

S. Diamond-Yay (Remotely)

J. Brann-Yay

J. Jennison-Yay

f) Map & Lot [126-0029](#)

A motion was made by J. Brann and seconded to J. Jennison to recommend that this lot be offered to New Hampshire Department of Transportation or retained by Town.

g) Map & Lot [227-0030](#)

A motion was made by J. Brann and seconded to J. Jennison to recommend that this lot be offered per the sealed bid to Wayne and Allison Noyes.

Roll Call:

B. Hackett-Yay

C. Krans-Yay

R. Allard-Yay

A. Knapp-Abstain
S. Diamond-Yay (Remotely)
J. Brann-Yay
J. Jennison-Yay

h) Map & Lot [248-0001](#) i) Map & Lot [248-0003](#)

A motion was made by R. Allard and seconded by S. Diamond to recommend buying Lot 1 and not sell Lot 3.

Roll Call:

B. Hackett-Yay
C. Krans-Yay
R. Allard-Yay
A. Knapp-Abstain
S. Diamond-Yay (Remotely)
J. Brann-Yay
J. Jennison-Yay

j) Map & Lot [258-0011](#)

A motion was made by R. Allard and seconded by J. Jennison to offer to Southeast Land Trust (SELT).

Roll Call:

B. Hackett-Yay
C. Krans-Yay
R. Allard-Yay
A. Knapp-Abstain
S. Diamond-Yay (Remotely)
J. Brann-Yay
J. Jennison-Yay

WORK SESSION

3. The Board discussed changes needed for Site Review, Subdivision and Zoning Regulations.

J. Brann outlined schedule on how changes need to be made.

1. Recommended that the Board work on Zoning amendments first because of the deadlines for submittal as a warrant article and needs to go before the voters in March.
2. Supplied a spreadsheet of the beginning of corrects that need to be made in Subdivision Regulations; also working on Site Review.
3. Contacted the Road Agent for comments from him.
4. 4.3 (1) Subdivision- 15 days to 21 days Land Use office follows State statute but needs to be changed in the regulations.
5. 8.6 Subdivision-needs to change 12 months to 24 months.
6. 12.7, Table 2-Maximum Grade to be 2% change to 4% per State Road requirements.

The Board had a lengthy discussion on articles that need to be changed or edited in the regulations and zoning ordinance.

A. Knapp agreed to put together changes in Zoning Ordinance to be discussed for the Board next meeting.

J. Brann asked if everyone would bring changes to discuss to the meeting on October 19, 2021.

R. Allard requested the following change to Site Plan Review Regulation for the Board to review:

Motions to change *Table 6 – Parking Standards* on page 42 of the Site Plan Review Regulations as follows:

Motion 1 – change Bed & Breakfast Standards in the Residential section.

From – *1 space/unit plus 1 space per permanent resident*

To – *4 spaces, plus 1 space per unit.*

R. Allard would amend and bring back to the Board

Motion 2 – Change the General Residential Standards

From – *1 space/dwelling unit, plus one additional space for every group of three or more.*

To – *2 space per dwelling unit plus appropriate visitor parking for all attached housing or cluster group developments*

Motion 3 - Change the Group Dwelling Standards

From – *1 space/3 bedrooms or sleeping rooms*

To – *2 spaces plus 1 additional space/3 bedrooms or sleeping rooms*

Discussion: It has become increasing common, if not typical, for a home, condo or apartment to have multiple vehicles and the parking standards should reflect this current reality. All recent projects before the Board have had a least two parking spaces per dwelling so this change does not pose an unreasonable burden. To not make this change could lead to on street parking which does not represent the desired character of the Town and could be an issue during winter plowing or other road maintenance activities.

The Board was in favor of the changes that R. Allard has requested.

Zoning Changes suggested:

John Huckins suggested that the Zoning Map needs to be changed on Tolend Road from Regional Commercial to Residential; this was due to a Conservation Subdivision that was approved by the Zoning Board. John explained that this must go before the voters in March.

J. Brann asked if in Zoning [Ordinance] it requires the map be changed.

John explained that he wasn't sure how to write but it would be a change in zoning.

The Board supports this change.

John addressed the following proposed change:

Table 2 of Dimensional Standards: Under Regional Commercial it has a 75' setback that was meant for Route 125 and Route 4. This needs to change to clarify this setback is not for Town roads.

9.5.1 (5) Page 36 in Zoning Ordinance

Anything before 2001 has no buffer

Change after Planning Board or ADD on lots

The Board supports this.

REPORTS FROM OTHER COMMITTEES

UNFINISHED BUSINESS

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

4. New Cases for October 5, 2021-
 - a) **2A Tactical site review**
 - b) **Parking Lot on Franklin Pierce Highway (SELT)**
 - c) **44 Meadowbrook Road-subdivision**

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

The next meeting will be on October 5, 2021, at 6:30 p.m. at the ECLC at 77 Ramsdell Lane.

Without objection the meeting adjourned at 9:14 p.m.

A motion was made by R. Allard and seconded J. Brann to adjourn the meeting.