



**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: 286 097 250# OR link bit.ly/BarrPB20211005

**Tuesday, October 5, 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)
Ron Allard

Alternate Member

Donna Massucci-filled in for Candice Krans
Andrew Melnikas-Filled in for Buddy Hackett

Members Absent

Andy Knapp ex-officio
Buddy Hackett

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

MINUTES REVIEW AND APPROVAL

1. Approval of September 21, 2021, meeting minutes.

The minutes were approved as written with a minor correction. The motion carried unanimously.

Roll Call:

J. Jennison-Yay

J. Brann-Yay

S. Diamond-Yay (Remotely)

R. Allard-Yay

A. Melnikas-Yay

D. Massucci-Yay

REQUEST FOR EXTENSION

2. [121-28-GR-20-SREXT \(Owner: Todd Green-Barrington Shores Campground, LLC\)](#) Request by applicant for an extension on the following application:

[121-28-GR-20-SR \(Owner: Mr. Todd Green-Barrington Shores, LLC\)](#) Request by applicant for expansion of 25 seasonal camp sites, Conditional Use Permit 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. Brann explained to the Board that the Site Plan Review and Subdivision Regulations differ, and the Board approved their Notice of Decision with a six (6) month limit for completing Conditions Precedent.

J. Brann explained that the Subdivision has six (6) months limit on the plans, and this was not consisted with Site Review Regulations under which the application was filed.

John Huckins explained to the Board that RSA 674:39 stated if the plans were signed by the Board.

J. Jennison explained that the Board was talking about substantial work being done versus meeting Conditions Precedent.

J. Brann explained that in the Site Plan Review Regulations there was no time limit for Conditions Precedent.

John Huckins explained that there was a six (6) month limit in Subdivision Regulations but not in Site plan Review Regulations.

J. Jennison stated that the Board doesn't give two years to meet Precedent Conditions.

John Huckins explained that the Board has the right to set the conditions even if they are not listed. John explained that the 2-year limit that was in the regulations is applicable to approved signed plans.

Ray Bisson from Stonewall Surveying represented Todd Green of Barrington Shores, LLC. Ray explained to the Board that he was looking for a three-month extension for time to complete the Septic approval.

A motion was made by J. Brann and seconded by R. Allard to grant a six (6) month extension to meet the Conditions Precedent for the application for Barrington Shores, LLC.

Roll Call:

A. Melnikas-Yay

D. Massucci-Yay

R. Allard-Yay

S. Diamond-Yay (Remotely)

J. Brann-Yay

J. Jennison-Yay

ACTION ITEMS CONTINUED FROM SEPTEMBER 7, 2021

2. [235-1.1&3-TC-21-SR/LL/9.6 \(Owners: Dove Development Group, LLC\)](#) Request by applicant for a Site Review, Lot Line Adjustment and a 9.6 Special Permit along with a waiver request proposing 20-unit mixed use building and 25 Townhouses off the proposed extension of Community Way (Map 235, Lots 1.1 & 3) on 23.63 acres in the Town Center Zoning District. BY: Christopher Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.

J. Jennison gave a brief description of the application.

James Hayden from Berry Surveying & Engineering represented Dove Development Group, LLC. James explained that he was there to ask the Board for extension to October 19, 2021.

John Huckins explained to the Board that they were keeping that date open for a work session to work on ordinances and regulations.

J. Jennison asked James if November 2, 2021, would work for them.

James agreed with November 2, 2021.

A motion was made by J. Brann and seconded by R. Allard to continue the application for Dove Development Group, LLC to November 2, 2021.

Roll Call:

A. Melnikas-Yay

D. Massucci-Yay

R. Allard-Yay

S. Diamond-Yay (Remotely)

J. Brann-Yay

J. Jennison-Yay

ACTION ITEMS

3. [270-2&3 273-49-GR-21Sub \(11\) \(Owner: Anthony Serra\)](#) Request by applicant Sal Ragonese to construct an 11-lot Conservation Subdivision with a 690' cul-de-sac and a 9.6 Special Permit at 44 Meadowbrook Drive (Map 270, Lots 2&3 and Map 273, Lot 49) on 58.57 +/- acres in the General Residential Zoning District. BY: Barry Gier, P.E., Jones & Beach Engineers, Inc.; Po Box 219; Stratham, NH 03885.

J. Jennison gave a brief description of the application.

Barry Gier from Jones & Beach Engineers, Inc., represented applicant Sal Ragonese. Barry gave a brief description of the application and let the Board know that this was before the Board for Design Review in

June. Barry explained that the applicant was proposing an 11-Lot Conservation Subdivision with a 690' cul-de-sac with on site wells and septic. Barry explained that 42+/- acres would be open space where 29 acres are required. Barry explained and showed on the plan the open space access through Lots 6 and 7. Barry explained that a variance was granted on September 15, 2021, by The Zoning Board of Adjustment, for the existing house to remain in the Conservation Subdivision. Barry explained that they do have a 9.6 Special Permit application in the packet. Barry explained that as suggested by the Board they had a traffic engineer review the entrance and explained that there were three options at the intersection. Scott explained that the preferred Concept C but all three are acceptable. Barry explained that a Wildlife Assessment Report was complete by GZA Environmental, Inc. and there were no endanger species found on site.

A motion was made by J. Brann and seconded by R. Allard to accept the application for 44 Meadowbrook Drive as complete.

Roll Call:

A. Melnikas-Yay

D. Massucci-Yay

R. Allard-Yay

S. Diamond-Yay (Remotely)

J. Jennison-Yay

J. Brann expressed that on Sheet C-3 there were two impacts; on left side of the infiltration basin and one was on the northwest corner of the basin.

Barry stated that was correct.

Barry read the **9.6 Special Permit:**

Describe in detail all existing uses and structures on the subject property (You may attach a separate typed sheet):

Existing use is a single-family residential

Size of Impact **2,795 S.F.**

Describe in detail all proposed uses, structures, construction, or modifications requiring a Special Use Permit.

Requested Special Use Permit is for the construction of a portion of stormwater basin, drainage pipe, and associated riprap required for the proposed subdivision roadway construction.

Describe in detail how the following standards of the Town of Barrington Zoning Ordinance under Section 9.6 "Special Permit for Construction in a Wetlands Buffer" have been satisfied by your proposal. (You may attach a separate sheet.)

1. The proposed use is in keeping with the intent and purposes set forth in the zoning ordinance as permitted in the base zoning district (See Table 1, Table of Uses, located in the zoning ordinance). If the base zoning district requires a conditional use permit or special exception for the proposed use, one must already have been obtained; or if the proposed use is not listed on the Table of Uses or is listed but not permitted, one must already have obtained a variance.

Proposed use is an allowable use.

2. After a review of all reasonable alternatives, it is determined to be infeasible to place

the proposed structure or use outside of the buffer zone.

Impact is required at the proposed location due to topography constraints and maximization of vegetated buffer.

3. The proposed structure or use must be set back as far as possible from the delineated edge of the wetland or surface water.

Impact is restricted due to topography constraints but is limited to the degree practicable.

4. Appropriate erosion control measures must be in place prior to and during construction.

Erosion Control measures have been depicted to be installed during construction.

5. Any disturbance to the surrounding buffer zone must be repaired and restored upon completion of construction.

Disturbances are to be revegetated after construction.

6. All available mitigation measures to address changes in water quality and quantity be implemented, along with design and construction methods to minimize adverse impacts, if required by the Planning Board.

No adverse impact to water or quantity is anticipated due to proposed construction

R. Allard asked if the applicant was meeting open space requirements.

Barry stated that they were meeting the requirements.

S. Diamond expressed there were no endangered species decided in the wildlife documents and was there any impact in the wetland buffer.

Barry stated that he didn't find any in the report.

J. Jennison opened public comment.

Dan Ayer explained that the Conservation Commission had no problem, and they were not interested in taking over the open space.

J. Jennison closed public comment.

A motion was made by J. Brann and seconded by R. Allard to approve the 9.6 Application for 44 Meadowbrook Drive.

Roll Call:

A. Melnikas-Yay

D. Massucci-Yay

R. Allard-Yay

S. Diamond-Yay (Remotely)

J. Brann-Yay

J. Jennison-Yay

J. Brann asked what the percent of open space was.

Barry explained that he believed it was 70%.

J. Brann expressed that minimum was 60%.

Barry explained that it was 50% in the General Residential and explained the open space. Barry explained that they had to include portions of Lots 7, 8 & 9 that are wetlands to decrease the amount of wetlands in the open space. Barry explained that per the regulations the Board has the right to reduce the number and stated that if he was on the Board, he would want the wetlands protected. Barry explained that they have met the requirements for the Board. Barry explained that in was in the Zoning Ordinance under Section 6.2.2 (3).

J. Jennison stated he had no problem adding to it as it wouldn't negatively impact anything.

John Huckins explained that you can add to the Notice of Decision for higher uplands that still meet the required open space.

J. Brann suggested on Lots 7, 8 and 9, why not just follow the wetlands line.

J. Jennison stated that there was a yield plan.

John Huckins explained that they showed a conventional subdivision plan and how it all worked. John explained that the way the regulations are written the proper thing for the Board to do would be to say if the yield plan was accurate so the Board could move forward with the number of lots.

J. Brann listed items to be corrected as follows:

- Fixing approval box
- What type of permits
- On C2A change from Site Plan to Subdivision

The Board all supported the Yield Plan.

J. Brann asked if there was going to be any streetlights.

Barry stated no streetlights.

J. Brann asked what was going to happen at the intersection as the Road Agent suggested a 15" culvert where the outlet of the development intersects with Meadowbrook Drive. J. Brann explained that there was a ditch line coming off the road.

Barry explained that he felt the Road Agent was more concerned with the Meadowbrook Drive drainage and where it does come around they should have included it.

J. Brann asked if there must be a culvert underneath that.

Barry stated that was correct.

J. Brann explained that they would need a draft of the homeowners' documents. J. Brann asked what the plan was for access to the open space; was it going to be residents only or Town access.

Barry explained that his intent was for resident's only so private open space and keep it to the people in the cul-de-sac. Barry explained that they left access between Lots 6 & 7.

J. Brann asked who was going to maintain ownership of the open space.

Barry explained that the homeowner's association would own the open space.

J. Jennison read the following from the Planners comments:

- Wetland setback 50', 100' prime
- Minimum open space size and upland requirements are exceeded
- 6.2.6 Perimeter Buffer – 100' Visual screening from house lots & Road with existing screening or plantings

John Huckins explained that going forward, deed restrictions needed and make sure open space remains in a natural state.

S. Diamond asked about the need for a landscape plan.

Barry explained that they were no landscape plan enclosed in the package.

J. Brann asked if they planned on having a landscape plan.

Barry stated at the request of the Board they would, but the conservation subdivision stated only for exterior roads and the only one was Meadowbrook Drive. Barry explained that there are some trees, but many are not as dense as people would want but you couldn't see the house.

J. Brann explained that the Board does have the requirement allowing it to ask for buffer enhancement.

John Huckins suggested pictures or a site walk.

Barry suggested a site walk so that the Board could go look. It would be easier for the Board to judge for themselves how good of a buffer was there.

J. Jennison asked if the property lines were delineated.

Barry suggested a week or two so they could set some flags.

R. Allard expressed that they need to look at the traffic pattern.

J. Brann explained that there was a letter from the consultant showing three different ways to address the intersection issue.

S. Diamond asked on the landscaping, what was the answer for the abutter regarding the vegetated buffer.

J. Jennison stated that Mr. Gier suggested a site walk may be needed; that way the Board could see for their self.

S. Diamond expressed that he was fine with a site walk and asked if it would be a masked event.

J. Jennison expressed that they could post mask suggested.

Barry explained that there was a Wildlife Assessment Report done.

J. Brann asked what features were most important to preserve.

Barry expressed the wetlands.

S. Diamond explained that he reviewed the Wildlife Assessment Report and there were species that he had not heard of.

Barry explained that it didn't say they found them; they said there was a potential they could be.

J. Brann explained that the Board received three different concepts from Stephen G. Pernaw & Company, Inc. for the intersection and stop signs.

Barry explained each concept to the Board and that Mr. Pernaw expressed that all are acceptable, but he preferred Concept 3.

J. Jennison stated that he was leaning toward a three way stop.

J. Brann expressed that he also supports Concept B.

R. Allard stated that he would like to hear public comment on this issue.

S. Diamond supports more stop signs, and more people are going north on Meadowbrook with the main road not the cul-de-sac.

J. Jennison opened public comment.

Steve Graves from 16 Hickory Lane expressed that on the conservation side if they could leave that open for the residents that currently use that land for walking purposes. Steve understood that this was for the HOA but was asking if this could be left open for the abutters to the conservation land. Steve explained that the clear cut that happened was a lot of this property and explained he could see into the applicant's home from his home. Steve suggested that they come out to his property and see what he sees. Steve explained that the 100' buffer along his property line now. Steve asked if anything was being planted and there should be a buffer between incoming headlights coming into the development and homes.

J. Jennison closed public comment.

J. Brann asked if the abutters could have access to the open space.

Barry explained that he would need to look into if they can and limit it to the abutters but also to make sure that it was not public.

John Huckins expressed that there could be liability issues.

Dan Ayer for the Conservation Commission supported the applicant protecting the wetlands.

J. Jennison read the Fire Chief comments:

Fire Chief, R. Walker:

- Prefer single cul-de-sac
- 30,000 Gallon Fire Cistern
- Cistern to be installed and operational prior to any permits being issued beyond foundation.
- Town approved Road Name Prior to issuing building permits.

Steve Graves explained that his property was marked and where they cut.

Board setup following site walk:

SITE WALK

OCTOBER 29, 2021

MEET AT 44 MEADOWBROOK DRIVE-DRIVEWAY

11:00 A.M.

A motion was made by J. Jennison and seconded by J. Brann to continue the application for 44 Meadowbrook Drive until November 2, 2021 and send to CMA for third party review for drainage.

Roll Call:

A. Melnikas-Yay

D. Massucci-Yay

R. Allard-Yay

S. Diamond-Yay (Remotely)

J. Brann-Yay

J. Jennison-Yay

4. [243-6-GR/HCO-21-ParkingLot \(Southeast Land Trust of NH\)](#) Request by applicant for a Site Review to create a small winter/overflow parking lot on a small former log land along the Stonehouse Pond access Road (Map 243, Lot 6) on a 34 acres lot in the General Residential and Highway Commercial Overlay District. BY: T Parker Schuerman, Land Manager; 6 Center Street; Exeter, NH 03833.

J. Jennison gave a brief description of the application.

T Parker Schuerman Land Manager for Southeast Land Trust of NH. T Parker gave a brief description of the Southeast Land Trust lands in Barrington. T Parker explained that the Fire and Police Departments requested that they wanted a winter parking lot to keep the parking off of Route 202 for safety reasons. T Parker explained on a plan the proposed parking lot that they want near Route 202. T Parker explained that the State owns the end of Stonehouse Road, and they own the land around it. T Parker explained the parking lot would be for public safety and for emergency access. The State closes their gate in the wintertime; it's 100' to 200' inside off of Route 202. T Parker explained that 75' off the highway they want one entrance in the corner of the lot and the exit about 100' down before the gate. T Parker explained that this would allow skiers, snowshoers, and ice climbers to get in and not park on highway. The trees that are in the way of the parking lot would be cut and there are no topo changes next to the road. T Parker explained that this outside the wetlands zone.

John Huckins explained that the waivers need to be waived from Sections 3 & 4 from Site Review if you want to accept the application as submitted.

R. Allard asked about the letter from New Hampshire Fish and Game that states no plowing the road in the wintertime.

T Parker explained that was for no plowing of their road.

A motion was made by J. Brann and seconded by R. Allard to waive Sections 3 & 4 of the Site Review Regulations for the Southeast Land Trust of NH as 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.

Roll Call:

A. Melnikas-Yay

D. Massucci-Yay

R. Allard-Yay

S. Diamond-Yay (Remotely)

J. Brann-Yay

J. Jennison-Yay

A motion was made by J. Brann and seconded by R. Allard to accept the application for Southeast Land Trust as complete.

Roll Call:

A. Melnikas-Yay

D. Massucci-Yay

R. Allard-Yay

S. Diamond-Yay (Remotely)

J. Brann-Yay

J. Jennison-Yay

S. Diamond expressed that he liked the idea of wood chips but explained that they would rot overtime and explained that they should allow for more depth for that. S. Diamond explained that he noticed that the water table was rather close the elevation of the road. S. Diamond suggested paving and from the graphic it shows a traffic pattern that circulates; how would that be marked?

T Parker explained that there would be a markings for an exit and entrance, with rocks to show the boundary and where people would park with signs and arrows.

R. Allard asked if the road was Fish and Game, was the parking area as well.

T Parker explained that the parking lot was Southeast Land Trust, and the State owns the access in.

S. Diamond asked about wet spots and the potential for dirt to be removed during plowing that would make the road wetter in the spring.

T parker explained that if they look at the topography, the slant of the parking lot drains the water into an area where it would be received following the natural grading so shouldn't be a problem. They have no control of the road but with the snow removal they can put towards the east of the parking lot.

S. Diamond explained that his concern was about the road off Route 202 and it sounds like the applicant doesn't have access to do that.

T Parker explained that the State and Fish and Game own the road.

J. Jennison asked if it was paved.

T Parker stated that the apron was not paved, and the State said they could not pave it.

J. Jennison asked if that was going to be an issue plowing that portion.

T Parker explained that they could add material to the front to make it smooth with crushed gravel and that they have done it before.

J. Jennison expressed that if hasn't been plowed in the winter up to now and they start plowing from Route 9 to the lot, it going to degrade the road and then become an issue.

T Parker stated that it was as degraded as its going to be. They are going to add pack and they would pack it down; that should help.

John Huckins explained that they would need to see if they need a State Driveway Permit. If the State doesn't require one, they would need to supply a letter from the State stating same.

J. Jennison opened public comment.

Dan Ayer explained that the Conservation Commission position and explained that the NHDOT and Fish & Game are two different divisions, and they don't usually communicate. Dan stated ask for the letter from the NHDOT.

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

603.664.0330

jhuckins@barrington.nh.gov

NOTICE OF DECISION

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built received:</i> n/a	<i>Surety returned</i> n/a
<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: 243-6-GR-HCO-21- Parking Lot (Owners: Southeast Land Trust & Stonehouse Forest) Request by applicant for a proposal to construct a parking area on Stonehouse Pond Road (Map 243, Lot 16) in the General Residential (GR) Zoning District.			

Owner:	Dated: October 5, 2021
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Southeast Land Trust of NH/Stonehouse Forest 6 Center Street PO Box 675 Exeter, NH 03833	
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Dear applicant:

This is to inform you that the Barrington Planning Board at its October 5, 2021, 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 April 5, 2022, 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) Add the State Driveway Permit # to the Plan if required or letter from NHDOT not required
 - b) Signage will state the property is closed after sunset.
 - d) Parking area will have a kiosk with map and property information.
 - e) Erosion control must be in place prior to disturbance of the site.
- #2) Any outstanding fees shall be paid to the Town
- 3) Waiver was granted for Sections 3 & 4 from the Site Review Regulations

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
- 2) The applicant shall notify the Town when improvements are complete in order to receive a Certificate of Occupancy/Use

(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,

John Huckins
Zoning Administrator
cc: File

A motion was made by J. Brann and seconded by R. Allard to approve the parking lot for Southeast Land Trust.

Roll Call:

A. Melnikas-Yay
D. Massucci-Yay
R. Allard-Yay
S. Diamond-Yay (Remotely)
J. Brann-Yay
J. Jennison-Yay

5. **251-63-RC-21-SR (Owners: Steven & Pamela Lenzi)** Request by applicant Robert Russell from 2A Tactical, LLC for Site Review and waivers to construct a 6,000 s.f. will have 2 story building with 11,080 s.f. useable space. The building will have 4,120 s.f. office/classroom space and 2,624 s.f. of retail space, 3,376 s.f. of warehouse/storage space with 960 s.f. of gunsmithing space and have classes with maximum 20 students that will occur during off hours. The location will be on the corner of Calef Highway (aka Route 125) and Bumford Road on 8.6 acres in the Regional Commercial Zoning District. (Map 251, Lot 63). BY: Scott Frankiewicz, LLS & Bernie Temple, PE; New Hampshire Land Consultants, PLLC.; 683C First NH Turnpike; Northwood, NH 03261.

J. Jennison gave a brief description of the application.

Scott Frankiewicz from NH Land Consultants and Dwayne Watson from Unified Builders also with Scott from 2A Tactical were present. Scott explained that the layout was like the design that they brought before the Board in August. Scott explained that 2A Tactical was currently located at 99 Tolend Road and they are before the Zoning Board of Adjustment because they have outgrown their space and looking to relocate their business. Scott showed a plan of existing conditions and explained that this property fronts on Route 125 and Bumford Road. Scott explained that for Bumford Road 2A Tactical has an agreement with the owner Mr. Lenzi for a maintenance. Scott explained that the frontage on Bumford Road was 759' and on Calef Highway (aka Route 125) has over 1000'. Scott explained that they are proposing a retail space; the building would be 6,000 s.f. with a second story as proposed in August. Scott explained that there would be a total just over 11,080 s.f. of useable space. Scott explained the locations and what would be on the site on the proposed plan page Sheet 3. Scott explained the parking and circulation plan to the Board on Sheet 4 (PCP) and showed location where the parking spaces were located. Scott explained that the dumpster would be located on the north side and shielded. Scott explained that the site would have an entrance on both Calef Highway (aka Route 125) and Bumford Road. Scott explained on the drainage it would slope into the site because the site was lower than Calef Highway (aka Route 125). Scott explained the landscaping plan and that the landscaping would be done by Barrington Mulch; see plan PLSC Sheet 7 for details. He showed the rendering and explained that there is a home to the north of the property that was a substantial buffer distance from this lot. Scott explained the lighting plan on Sheet 8 (PLTP). Scott

explained that he would be sending the road layout plan to NHDOT, and they are also meeting with the Select Board on October 18th to discuss Bumford Road.

J. Brann asked what the proposed distance between the proposed drive and Bumford Road?

Scott stated that its about 450'.

R. Allard asked why they are taken way the angled entry in the road going north and felt a good angle was there. You wouldn't need to slow down as much on Calef Highway (aka Route 125) to enter Bumford.

J. Brann explained that the State wants 90-degree intersections for all roads.

S. Diamond expressed that his concern was that with the large trucks that they do not end up in the other lane on Calef Highway (aka Route 125).

A motion was made by R. Allard and seconded by J. Brann to accept the application for 2A Tactical as complete.

Roll Call:

A. Melnikas-Yay

D. Massucci-Yay

R. Allard-Yay

S. Diamond-Yay (Remotely)

J. Brann-Yay

J. Jennison-Yay

Scott explained the traffic study to the Board including the sight distance and that they would need to do routine trimming/maintenance of roadside vegetation and cut back snowbanks within the highway right of way. Reference the report from Stephen G. Pernaw & Company Inc report for traffic evaluation.

J. Jennison asked what the visitors were per day for the current site.

Dwayne explained that there was 11 during the week and currently 8. Dwayne explained that they are expecting a 30% to 40% increase.

J. Brann asked if they were saying that it was 79 trips in and out on a weekday for the proposed site.

Board reviewed the traffic study.

J. Jennison asked the Board if they should request a full traffic study report?

S. Diamond expressed that he felt that the traffic wasn't a problem.

R. Allard expressed that he had concerns because of the traffic on Calef Highway (aka Route 125).

R. Allard explained that on the landscaping plan it shows a cluster of shrubs on the south side of the access and was concerned that this would become a site line problem.

J. Brann agreed with R. Allard that the shrubs need to be kept cut back.

Dwayne explained that the shrubs would be lower.

J. Brann explained that truck traffic and changes to the intersection he felt they should pave back to the storage area entrance.

Dwayne stated they intended to pave to the first entrance, but do they need to go all the way done.

J. Brann asked how frequently deliveries are going to be made.

Dwayne explained the deliveries would be at the building and they are taken down the path.

Scott explained that he talked to the Road Agent who said just past the entrance was sufficient. Scott explained that there would be one full size truck a month.

J. Jennison asked why the Conex boxes and not another building.

Dwayne explained it was cost. They would be on an engineered pad and Conex boxes are cheaper than a new building. Dwayne explained that there would be seven Conex boxes total.

D. Massucci asked what the difference was between a short and a long traffic study. D. Massucci explained that with Commerce Way up the road there was high impact in the evening from 4:00 to 6:00.

J. Brann explained that with the time and cost were significantly different. For example, there needed to be current traffic data for Calef Highway (aka Route 125). J. Brann explained that they would need to do traffic projections for 10 years for a full traffic impact analysis not required by the short traffic analysis.

D. Massucci asked if NHDOT is responsible to collect data every so many years.

J. Brann stated yes.

Dwayne explained that data was collected in 2020 and showed it in the report.

D. Massucci expressed that she wanted the true outcome and wanted to know what they are doing in that section.

J. Brann explained that as a Planning Board they could ensure there be safe access but it's a state road, so they get final call.

J. Jennison expressed maybe changing the intersection helps to make it safe.

John Huckins explained if the Board read Site Review Regulations 4.14.1, the only thing that they would need to do would be the short Traffic Impact Analysis.

Conner MacIver explained to the Board that the Town and the State are working together on the Calef Highway (Route 125)/Beauty Hill Road intersection that it was on the radar, and he could show the Board.

S. Diamond explained to the Board that was money in the bill for more corridor study.

Requested Waivers:

Article 3 (Site Review Regulations Section 3.2.7 waiver sheets 9-16

A motion was made by J. Brann and seconded by D. Massucci to waive the Site Review Regulation Article 3 Section 3.2.7 for legends on pages 9-16 as not granting the waiver would pose an unnecessary hardship to the applicant the waiver would not be contrary to the spirit and intent of the regulations.

Roll Call:

A. Melnikas-Yay

D. Massucci-Yay

R. Allard-Yay

S. Diamond-Yay (Remotely)

J. Brann-Yay

J. Jennison-Yay

Article 4 Design and construction standards Section 4.14.1 to waive full Traffic Impact Analysis

A motion was made by J. Brann and seconded by R. Allard to waive the Site Review Regulation 4.14.1 for a full Traffic Impact Analysis as not granting the waiver would pose an unnecessary hardship to the applicant the waiver would not be contrary to the spirit and intent of the regulations.

Roll Call:

A. Melnikas-Yay

D. Massucci-Yay

R. Allard-Yay

S. Diamond-Yay (Remotely)

J. Brann-Yay

J. Jennison-Yay

J. Brann asked about the loading area and the note about the no parking in the five spots beside it .

Scott explained that there was a destined loading time.

J. Brann asked about the five parking spaces not to be used during loading and unloading operations; how would this be marked and enforced.

Dwayne explained that parking was down by the dumpster.

Scott explained that he would remove the note.

J. Brann asked on the illumination plan which of the three categories in the table did they use to determine the requirements that are needed.

Scott stated he didn't know, and Sharon lighting used what was required by the Town of Barrington. Scott explained that he would need to get the answer.

J. Brann explained that they would need to know if it would be outside the table limit.

Scott explained that he could get information for the next meeting.

J. Brann explained that the Town of Barrington has maximum and minimum levels for the different types of areas but near the building the values were above maximum table values. J. Brann asked if they could have for the next meeting.

Scott explained he would have for the meeting.

J. Jennison suggested increased lighting close to the building would be acceptable.

J. Brann stated if they wanted the elevated levels close to the building, they would need a waiver.

John Huckins expressed that because of the type of business they may want to get something from the Police Chief.

J. Brann explained that they need renderings for the lighting from section 3.8 (5) lighting.

R. Allard expressed that the plans need to be corrected; they are wrong.

Scott asked what they are looking for; how it would be on the building.

J. Brann explained to show a likely shaded area on the renderings.

John Huckins explained that once they know what they are doing on Bumford Road the drainage would be included.

J. Jennison asked about signage going into the Conex area.

Scott stated they could do a sign.

S. Diamond explained that he loved the landscaping and stated that birch trees break easily, especially under snow load. S. Diamond explained that cutting the center leader and when it should be cut.

He explained the notes on the plan say never cut leader. S. Diamond explained that there was a good reason why you may want to do it to promote growth lower down and to help avoid a tree becoming a hazard. S. Diamond expressed that the plan talks about loam and fertilizer; use of organic compose or mulch means you don't always need a fertilizer.

J. Jennison asked if they were leaning toward barb wire fence around the Conex boxes.

John Huckins explained that the setback from Bumford Road was 75'.

Scott stated they would add that.

John Huckins explained that at their 2A Tactical current location, there are Conex boxes with hazardous material. You would need MSDS sheets for material in the hazardous area, so the Fire Department knows.

J. Brann read Fire Chief comments:

- “No Parking Fire Lane”
- Property Marked across the front of the building.
- Maintain 20 FT Clear Width Pavement Spaces of Front of the Building and Edge of Pavement Edge
- Fire Apparatus Accessible to the Side, Rear, Corner of the Building is Required by Code Regulation Marking Pavement Between Building Spot “No Parking Fire Lane”

J. Brann asked for the once a year events, how many people attend and where would they park.

Dwayne would get the answer next meeting. 40-45 cars but not all at once.

J. Jennison explained need for outdoor activity addressed.

A motion was made by J. Brann seconded by R. Allard to send out the application for third party review and continue the 2A Tactical application to November 2, 2021.

Roll Call:

A. Melnikas-Yay

D. Massucci-Yay

R. Allard-Yay

S. Diamond-Yay (Remotely)

J. Brann-Yay

J. Jennison-Yay

REPORTS FROM OTHER COMMITTEES

UNFINISHED BUSINESS

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

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

The next meeting will be on October 19, 2021, at 6:30 p.m. at the ECLC at 77 Ramsdell Lane.

Without objection the meeting adjourned at 9:40 p.m.