



**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: 162 303 303# OR link [bit.ly/BarrPB20211019](https://bit.ly/BarrPB20211019)**

**(Approved November 2, 2021)  
Tuesday, October 19, 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**

Jeff Brann, Vice Chair-acting chair for James Jennison  
Steve Diamond-(Remotely)  
Andy Knapp ex- officio  
Ron Allard  
Buddy Hackett  
Andrew Melnikas

**Members Absent**

James Jennison, Chair  
Donna Massucci

Code Enforcement Officer: John Huckins  
Staff: Barbara Irvine  
Planning Consultant: Carol Ogilvie  
Town Administrator: Conner MacIver

## **MINUTES REVIEW AND APPROVAL**

### **1. Approval of October 5, 2021, meeting minutes.**

*A motion was made by A. Melnikas and seconded by R. Allard to approve the minutes as written.*

Roll Call:

R. Allard-Yay

A. Knapp-Yay

B. Hackett-Yay

A. Melnikas-Yay

S. Diamond-Yay (Remotely)

J. Jennison-Yay

## **WORK SESSION TO AMEND ORDINANCES & REGULATIONS**

### **Proposed Zoning Amendments**

The Board had a discussion on the following proposed Zoning Ordinance amendments.

Zoning District changes:

#### **Change Lot 220-57 (open space) and Lots 220-57.1 thru 57.17 to General Residential:**

John Huckins explained that this was a subdivision that the developer went to the Zoning Board to request a Conservation Cluster Subdivision in the Regional Commercial Zoning District. John explained that he is proposing changing Lot 57 and the lots that are part of the subdivision to be changed on the Zoning Map to General Residential. John explained the reason was that with all the homes that are there now, someone could come into the development with a business, and they would be allowed to do so because it is zoned Regional Commercial.

**The Board supports**

#### **Change Lot 223-26 keep 500' from Route 125 (Calef Highway) as Regional Commercial and the rest of the lot change to General Residential as there will be single family homes there.**

**The Board supports**

#### **Change Lots 251-64 & 65 General Residential to Regional Commercial:**

Owner of this commercial property, and others in community, thought these were already zoned Regional Commercial. Redesignating lots as Regional Commercial doesn't preclude residential development but would allow commercial development for which the site is particularly suited for after cessation of activities on a corridor already commercially developed (i.e. Route 125 (Calef Highway)).

**The majority of the Board supports**

#### **Amend Section 2.1.1 Official Zoning Map:**

Date would need to be changed and the current Zoning Ordinance does not incorporate the latest map.

The Board decided the Zoning Ordinance should be updated with an attachment of the current/new maps and add a link as well as locations where the map would be available to view.

**The Board supports**

Other proposed changes:

**ADD footnote L to Table 2 -** Forty feet (40') for Town roads and 75' on State roads and add note to table; also change paragraph 4 to paragraph 5 in footnote (e) (to fix typographical error).

**The Board supports**

**Change proposed to require in Section 6.2.2 (3):**

Change "... fifty percent (50%) of the area proposed ..." to "... fifty percent (50%) of the area required ..."

**The majority of the Board supports**

**Add provision to Section 7.3:**

7.3 (8) The home occupation shall be operated only by the persons residing on the premises.

**The Board supports**

**Modify 9.5.1 (5) to read (underline added):**

"... approved for subdivision by the Planning Board or on lots which otherwise legally existed on or before March 13, 2001."

John Huckins explained add on lots after Planning Board. John explained the way he reads it as all lots in existing. John explained not approved by the Planning Board are exempt, whether they are developed or not.

**The majority of the Board supports**

**Definition and Table of Uses for Bed and Breakfast:**

Change Table of Uses to require Conditional Use Permit for all Zoning Districts.

**The Board supports**

**Density in Section 4.2.2 (3) - change the density for each additional dwelling:**

Change the 10,000 s.f. to 40,000 s.f.

**The majority of the Board supports**

**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 Lenzi Point Road, a Private Road, for Randy & Darlene Stillwagon ([Map 115, Lot 13](#)).

The Board had a lengthy discussion on Lenzi Point Road.

*A motion was made by B. Hackett and seconded by A. Knapp to send the standard letter to the Select Board noting that they agree with the recommendations of the Road Agent and Fire Chief.*

Roll Call:

B. Hackett-Yay

A. Melnikas-Yay

R. Allard-Yay

A. Knapp-Yay

S. Diamond-Yay (Remotely)

J. Brann-Yay

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

The next meeting will be a Site Walk on October 29, 2021, at 11:00 a.m. at 44 Meadowbrook Drive and a public hearing meeting on November 2, 2021, at 6:~~00~~30 p.m. at the ECLC at 77 Ramsdell Lane.

Without objection the meeting adjourned at 9:22 p.m.

Roll Call:

B. Hackett-Yay

A. Melnikas-Yay

R. Allard-Yay

S. Diamond-Yay (Remotely)

A. Knapp-Yay

J. Brann-Yay