



**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: 918969998# OR link

(Approved December 7, 2021)

**Tuesday, November 30, 2021
6:30 p.m.**

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

ROLL CALL

Members Present

James Jennison, Chair
Jeff Brann, Vice Chair
Steve Diamond-(Remotely)
Ron Allard
Buddy Hackett
Donna Massucci

Members Absent

Andy Knapp ex- officio
Andrew Melnikas

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

MINUTES REVIEW AND APPROVAL

1. Approval of November 16, 2021, meeting minutes.

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

Roll Call:

B. Hackett-Yay
R. Allard-Yay
S. Diamond-Yay-(Remotely)
J. Brann-Yay
J. Jennison-Yay
D. Massucci-Yay

WORK SESSION TO AMEND ORDINANCES & REGULATIONS

2. Discuss Zoning Ordinance amendments and schedule first public hearing.

The Board had a work session on Articles that they want to bring forward for public hearing.

Articles listed below:

Article 2 – ZONING (Note that all proposed amendments will have the following question “Are you in favor...” for simplicity’s sake of this review; the language will only be stated once. Language with a ~~strike through~~ is proposed to be deleted, and language with ***bold italic*** is new language.)

Are you in favor of Amendment #1 for the Barrington Zoning Ordinance as proposed by the Planning Board to amend the Zoning Map by changing Tax Map 220 Lots 57 and 57-1 through 57-17 from Regional Commercial to General Residential?

Explanation: *The purpose of this amendment is to zone these lots to be consistent with their current use, which is as part of an Open Space Subdivision and therefore no longer appropriate for commercial use.*

A motion was made by J. Brann and seconded by R. Allard to move forward Amendment #1 to the public hearing on December 14, 2021, as written. The motion carried unanimously.

Roll Call:

D. Massucci-Yay
B. Hackett-Yay
R. Allard-Yay
S. Diamond-Yay (Remotely)
J. Brann-Yay
J. Jennison-Yay

Are you in favor of Amendment #2 for the Barrington Zoning Ordinance as proposed by the Planning Board to amend the Zoning Map by changing Tax Map 223 Lots 24, **25** & 26 from Regional Commercial to General Residential after the first 500 feet from Route 125?

Explanation: *The purpose of this amendment is to zone the remainder of this parcel for uses that are consistent with its current approved uses.*

A motion was made by J. Brann and seconded by R. Allard to move forward Amendment #2 to the public hearing on December 14, 2021, adding 25. The motion carried unanimously.

Roll Call:

D. Massucci-Yay

B. Hackett-Yay

R. Allard-Yay

S. Diamond-Yay (Remotely)

J. Brann-Yay

J. Jennison-Yay

Are you in favor of Amendment #3 for the Barrington Zoning Ordinance as proposed by the Planning Board to amend the Zoning Map by changing Tax Map 251 Lots 64 & 65 from General Residence to Regional Commercial?

Explanation: *The purpose of this amendment is to zone these two parcels for uses that are consistent with their current use and to increase the opportunities for commercial development in this location.*

A motion was made by J. Brann and seconded by R. Allard to move forward Amendment #3 to the public hearing on December 14, 2021, as written. Vote 5/1

Roll Call:

D. Massucci-Yay

B. Hackett-Yay

R. Allard-Yay

S. Diamond-Nay (Remotely)

J. Brann-Yay

J. Jennison-Yay

Are you in favor of Amendment #4 for the Barrington Zoning Ordinance as proposed by the Planning Board to amend Section 2.1.1 as follows?

Should any of the three amendments proposed above pass, change the date of the Zoning Map from March 8, 2005, to March 8, 2022, and modify the last sentence to read “A reproduction of this map is contained in the appendix of this Ordinance ***and available on the Town’s website.***”

Explanation: *The purpose of this amendment is to update the date of the Zoning Map, should any of the first three proposed amendments pass.*

A motion was made by J. Brann and seconded by R. Allard to move forward Amendment #4 to the public hearing on December 14, 2021, as written. The motion carried unanimously.

Roll Call:

D. Massucci-Yay

B. Hackett-Yay

R. Allard-Yay

S. Diamond-Yay (Remotely)

J. Brann-Yay

J. Jennison-Yay

Are you in favor of Amendment #5 for the Barrington Zoning Ordinance as proposed by the Planning Board to amend Table 2 by adding a new Footnote (l) to Regional Commercial, as follows?

(l) On other than State roads (e.g., Routes 4 and 125), the minimum front setback is 40 feet.

Explanation: *The purpose of this amendment is to formalize what has been standing practice.*

A motion was made by J. Brann and seconded by R. Allard to move forward Amendment #5 to the public hearing on December 14, 2021 changing e.g., to i.e... The motion carried unanimously.

Roll Call:

D. Massucci-Yay

B. Hackett-Yay

R. Allard-Yay

S. Diamond-Yay (Remotely)

J. Brann-Yay

J. Jennison-Yay

Are you in favor of Amendment #6 for the Barrington Zoning Ordinance as proposed by the Planning Board to amend Section 6.2.2(3) as follows?

The total amount of open space that is identified as open water, wetland soils, exposed ledge, or other terrain conditions that would normally be considered otherwise undevelopable, shall not constitute more than fifty percent (50%) of the area ~~proposed~~ **required** as open space within a Conservation Subdivision.

Explanation: *The purpose of this amendment is to make clear that the minimum required buildable land (50%) in the open space is based on the minimum amount of land required to be open space, allowing the developer to offer more open space without the extra open space having to meet the 50% requirement.*

A motion was made by R. Allard and seconded by J. Brann to move forward Amendment #6 to the public hearing on December 14, 2021 as written. The motion carried unanimously

Roll Call:

D. Massucci-Yay

B. Hackett-Yay

R. Allard-Yay

S. Diamond-Yay (Remotely)

J. Brann-Yay

J. Jennison-Yay

Are you in favor of Amendment #7 for the Barrington Zoning Ordinance as proposed by the Planning Board to amend Section 7.3 as follows?

7.3(1)A home occupation ~~may~~ **shall** only be conducted **totally** within **the structure of** a single-family dwelling **and only by the legal residents of the dwelling**.

Explanation: *The purpose of this amendment is to clarify the original intention of this section.*

A motion was made by J. Brann and seconded by R. Allard to move forward Amendment #7 to the public hearing on December 14, 2021, changing “occupants” to “legal residents”. The motion carried unanimously.

Roll Call:

D. Massucci-Yay

B. Hackett-Yay

R. Allard-Yay

S. Diamond-Yay (Remotely)

J. Brann-Yay

J. Jennison-Yay

Are you in favor of Amendment #8 for the Barrington Zoning Ordinance as proposed by the Planning Board to amend Section 7.3 as follows?

7.3(3)No more than ~~thirty percent (30%)~~ **500 square feet** of the dwelling’s net living area shall be devoted to such use.

Explanation: *The purpose of this amendment is to clarify the original intention of this section and to ensure that the Home Occupation remains secondary and incidental to the primary residential use.*

A motion was made by J. Brann and seconded by R. Allard to move forward Amendment #8 to the public hearing on December 14, 2021, as written. The motion carried unanimously.

Roll Call:

D. Massucci-Yay

B. Hackett-Yay

R. Allard-Yay

S. Diamond-Yay (Remotely)

J. Brann-Yay

J. Jennison-Yay

Are you in favor of Amendment #9 for the Barrington Zoning Ordinance as proposed by the Planning Board to amend Section 7.4 as follows?

7.4(7).....The home business (**including storage**) shall be totally conducted within the designated accessory **and dwelling structure(s)**, but may occupy an area outside said structure(s) if this area is adequately screened with fencing or a vegetative buffer. In no case shall the activities of home business, both inside and outside the accessory **and dwelling structure(s)** occupy more than ~~4,500~~ **2,000** square feet **or cover more than 10% of the lot, whichever is less.**

Explanation: *The purpose of this amendment is to clarify the original intention of this section and to ensure that the Home Business remains secondary and incidental to the primary residential use.*

A motion was made by J. Brann and seconded by R. Allard to move forward Amendment #9 to the public hearing on December 14, 2021, as written. The motion carried unanimously.

Roll Call:

D. Massucci-Yay

B. Hackett-Yay

R. Allard-Yay

S. Diamond-Yay (Remotely)
J. Brann-Yay
J. Jennison-Yay

Are you in favor of Amendment #10 for the Barrington Zoning Ordinance as proposed by the Planning Board to amend Section 9.5.1(5) as follows?

9.5.1(5)This ordinance shall not prohibit the construction of principal and accessory structures within the buffer zone on unimproved lots that were approved for subdivision by the Planning Board, **or on lots** which otherwise-legally existed on or before March 13, 2001.

Explanation: *The purpose of this amendment is to eliminate the buffer requirement for lots that were improved (developed) prior to March 13, 2001. All legally existing lots of record prior to March 13, 2001, would be treated the same.*

A motion was made by J. Brann and seconded by R. Allard to move forward Amendment #10 to the public hearing on December 14, 2021, adding or on lots. Vote 4/2

Roll Call:

D. Massucci-Yay
B. Hackett-Yay
R. Allard-Yay
S. Diamond-Nay (Remotely)
J. Brann-Nay
J. Jennison-Yay

Are you in favor of Amendment #11 for the Barrington Zoning Ordinance as proposed by the Planning Board to amend Article 19, by certain uses allowable by Conditional Use Permit in all districts, as follows?

Table 1: TABLE OF USES						
USE	GR	NR	V	TC	RC	HCO
Bed & Breakfasts	CP	CP	PCP	PCP	PCP	CP
Drug Store	CP	CP	PCP	PCP	PCP	CP
Gasoline Service Station	CP	CP	PCP	PCP	PCP	CP
Convenience Stores w/Gas Pumps	CP	CP	PCP	PCP	PCP	CP

Explanation: *The purpose of this amendment is to allow more Planning Board and abutter oversight into a use that can have varying impacts depending on the neighborhood and the intensity of the use.*

[NOTE: Should the Board vote to take all four of these questions to ballot, each use will be a separate ballot question.]

A motion was made by J. Brann and seconded by R. Allard to move forward Amendment #11 to the public hearing on December 14, 2021, removing Gasoline Service Station and Convenience Stores w/ Gas Pumps and having separate Articles for Bed & Breakfasts and Drug Stores. Vote 4/2

Roll Call:

D. Massucci-Nay
B. Hackett-Yay
R. Allard-Nay

S. Diamond-Yay (Remotely)
J. Brann-Yay
J. Jennison-Yay

Are you in favor of Amendment #12 for the Barrington Zoning Ordinance as proposed by the Planning Board to amend Section 4.2.2(3) by increasing the minimum lot size for multi-family housing in the Village District, as follows?

The minimum lot size for multi-family housing developments shall be 80,000 sq. ft. for the first **dwelling** unit...Each additional dwelling **unit** shall require ~~10,000~~ **40,000** sq. ft. of upland area per dwelling unit.

Explanation: *The purpose of this amendment is to encourage more mixed use/commercial development in the Village District by facilitating economies of scale that make it advantageous to a developer to include commercial uses.*

A motion was made by J. Brann and seconded by R. Allard to move forward Amendment #12 to the public hearing on December 14, 2021, as written. 3/3 motion failed

D. Massucci-Nay
B. Hackett-Yay
R. Allard-Nay
S. Diamond-Yay (Remotely)
J. Brann-Nay
J. Jennison-Yay

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

The next meeting will be on December 7, 2021, at 6:30 p.m. at the ECLC 77 Ramsdell Lane.

A motion was made by J. Jennison and seconded by J. Brann to adjourn the meeting at 7:50 p.m.

Roll Call:

D. Massucci-Yay
B. Hackett-Yay
R. Allard-Yay
S. Diamond-Yay (Remotely)
J. Brann-Nay
J. Jennison-Yay

Without objection the meeting was adjourned at 7:50 p.m.

