



**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: 797901773# OR link

barrington.nh.gov/pbmeeting

**Tuesday, February 15, 2022
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

Jeff Brann, Vice Chair
Steve Diamond (Remotely)
Andy Knapp ex- officio
Andrew Melnikas
Donna Massucci

Members Absent

Ron Allard
Buddy Hackett

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

MINUTES REVIEW AND APPROVAL

1. Approval of February 1, 2022, meeting minutes.

A motion was made by A. Knapp and seconded by A. Melnikas to approve the meeting minutes of February 1, 2022, as written. The motion carried unanimously.

Roll Call:

D. Massucci-Yay

A. Melnikas-Yay

A. Knapp-Yay

S. Diamond-Yay (Remotely)

J. Brann-Yay

ACTION ITEMS CONTINUED FROM February 1, 2022

2. [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. Brann gave a brief description of the application.

Scott Frankiewicz from NH Consultants, PLLC and Dwayne Watson from Unified Builders presented follow up of the application. Scott explained that they have minor plan changes and NHDOT permit to finish up.

John Huckins asked if the septic was approved.

Scott stated that they are still waiting.

J. Brann opened public comment.

J. Brann closed public comment.

J. Brann read Conditions Precedent:



Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0195

mgasses@barrington.nh.gov

DRAFT NOTICE OF DECISION

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As builts received:</i>	<i>Surety returned</i>
<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>			
Re: 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. two- 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).			
Owner: Steven & Pamela Lenzi 304 Young Road Barrington, NH 03825 Applicant: 2A Tactical, LLC 99 Tolend Road Barrington, NH 03825 Professional: Scott Frankiewicz, LLS & Bernie Temple, PE New Hampshire Land Consultants, PLLC. 683C First NH Turnpike Northwood, NH 03261.			

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	Dated: February 15, 2022
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Dear applicant:

This is to inform you that the Barrington Planning Board at its February 15, 2022, 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 August 1, 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) At the October 5, 2021, Planning Board Meeting, Board approved waivers for:
 - i) the requirement to have a Legend on Pages 9-16 per Section 3.2.7 of the Site Plan Review Regulations; and
 - ii) the requirement for a full traffic impact analysis per Section 4.14.1 of the Site Plan Review Regulations.
- b) At the February 1, 2022, Planning Board Meeting, the Board approved waivers for:
 - i) The Planning Board waives the requirement for internal shade trees per Section 4.9.7(4) and perimeter shade trees per 4.9.7(5) of the Site Plan Review Regulations.
- c) Add a note referencing the Select Board's approval for work on the Class VI Road.

#2) Add the following to the Plan:

- a) Owners' Signature
- b) DOT Approval #
- c) Septic Approval #
- d) Wetlands Scientist stamp

#3) Any outstanding fees shall be paid to the Town.

#4) Prior to obtaining Board signature, the Applicant shall submit three (3) complete paper print plan sets and supporting documents as required in Article 3 with a letter explaining how the Applicant addressed the conditions of approval. This shall include final and

complete reports for all items submitted during review for the Town of Barrington's file. The Chairman shall endorse three copies of the approved plan(s) meeting the conditions of approval. The Town shall retain a signed and approved reproducible 11"X17", and PDF format with supporting documents for Town records. The applicants engineer shall certify in writing the improvements have been constructed as approved prior to the issuance of a certificate of occupancy.

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

(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 A. Melnikas and seconded by D. Massucci to approve the Site Review for 2A Tactical on Calef Highway. The motion carried unanimously.

Roll Call:

A. Knapp-Yay

S. Diamond-Yay (Remotely)

D. Massucci-Yay

A. Melnikas-Yay

J. Brann-Yay

3. Ryan Caverly of 178 Young Road Union Lake Orchard would like to have a discussion with the Board about adding a use to the Orchard. ([Map 240, Lot 12](#))

J. Brann gave a brief description of the application.

Ryan Caverly from 178 Young Road Union Lake Orchard explained to the Board that they would like to add a use to the orchard. Ryan explained that they would like to add a use to an existing structure. Ryan explained that they would like to host small events part time during the year.

J. Brann asked if Ryan could give more information on what they want to do, the size and the use within the building and the number of people.

Ryan explained that would depend on the Fire Chief; he would be dictating the maximum number of occupants. Ryan explained that they are looking for a party size of 150-180 or less.

J. Brann asked are there would be any other types of functions other than weddings.

Ryan explained that they have had tremendous demand from people coming by to see the structure and wanting to host things there. Ryan explained that they would like to host parties of any kind and explained that the Barrington Garden Club came up asking if they could host there. Ryan explained that the added value to the business would be weddings.

John Huckins asked Ryan to explain to the Board how often there would be functions there.

Ryan explained that it would be weddings about 28 days a year on Saturdays. Ryan explained that someone like the Garden Club might like to host during the week for a couple of hours. Ryan explained that the greatest impact would be 28 days a year.

S. Diamond asked if this would be year-round all season.

Ryan stated no; it would be the end of April to the beginning of October.

A. Knapp expressed that it would be 7 months and they would have Friday night and Saturday events.

Ryan explained that potentially there would if a greater demand for it.

John Huckins asked Ryan to explain to the Board how they would deal with the business and the events so that they don't overlap with the orchard business.

Ryan explained to the Board that Saturdays are busy on the peach orchard but if they were hosting an event there wouldn't be an event before noon. Ryan explained that they would close the operation of the orchard at noon and start the other operations later in the evening. Ryan explained would not be any increase in traffic impact.

A. Melnikas asked if the building was the one seen from the road and asked if he has spoken to the Fire Chief.

Ryan stated yes and that they have spoken to the Fire Chief.

A. Melnikas explained that the number that the Fire Chief was going to specify for occupancy

was based on so much footage with the person and the table.

Ryan explained that it was 15 s.f. per person.

A. Melnikas asked if the Fire Chief mentioned any emergency exit lighting.

Ryan explained that the Fire Chief mentioned emergency lighting on the stairs, and emergency lights at the exit with an exit sign.

D. Massucci asked if the building was two or three stories.

Ryan explained that the building was three stories, and they would probably not use the third story; that would be up to the Fire Chief.

D. Massucci explained that probably for the second story they'd need a sprinkler.

Ryan explained that would depend on a lot of factors that the Fire Chief would need to look at and hasn't got back to them yet. Ryan explained that it would have to do with the height of the structure at certain areas, the square footage and occupancy. Ryan explained that the Fire Chief said around 10,000 s.f. for commercial and felt that was unnecessary in a structure of their size.

John Huckins explained that its 10,000 s.f. for a wood structure before sprinklers are needed. John explained that if you have more than 30 feet around the building, there's 50% increase on the occupant load before they need a sprinkler. John explained that would be for a business use and that's why he had them talk to the Fire Chief because he may say this was an assembly use, which would change the dimensions used. John explained that he thought it was 7,000 s.f. if you have 30' around, which the building does. John felt this this would be how the Fire Chief would figure this out. John explained that if there are movable tables or standing area, they would give an occupant load per square foot.

A. Knapp asked what the size of the structure was.

Ryan explained that the size was 44' x 44' and 30' tall at the peak. Ryan explained that the first floor was approximately 1900 s.f., the second floor was half of that, and the third floor was also half of that.

S. Diamond asked about the parking. He explained that he has only seen the gravel area where you buy the peaches and that was small. S. Diamond asked how many parking spaces were there and what the conditions were.

Ryan explained that they have a lower lot that they use for overflow parking. Ryan explained that they have hosted events there before; they did a benefit for the Barrington Food Pantry. Ryan explained that they have had 64 cars there at a time in the lower lot and in the upper lot he felt there was another 50 spots.

S. Diamond asked if both locations were gravel.

Ryan explained that the second location was just grass and that would remain grass.

A. Melnikas asked if there would be cooking facilities on site.

Ryan expressed never in that building. Potentially there could be a state approved kitchen in one of the other buildings on site.

J. Brann asked about restroom facilities.

Ryan explained that there were no restrooms in that building. Ryan explained if this was approved, they would go ahead with an outbuilding or one of the other structures would have bathrooms. Ryan explained at this time they would have trailer bathrooms which they bring in and out every weekend.

D. Massucci asked if there would be water in the building.

Ryan stated no.

John Huckins explained that they would need a separate septic.

A. Melnikas explained if there was an event, most are catered.

Ryan stated that was correct.

D. Massucci asked about the cleanup.

Ryan explained that could be done from other buildings.

J. Brann asked about waste disposal and asked if they would have a dumpster.

Ryan stated yes.

S. Diamond explained that the grass area needs to be either managed or to have the spaces marked. S. Diamond asked what they are going to do.

Ryan explained that the parking would be managed.

D. Massucci asked how the lighting would be done for evening events.

Ryan explained that they would have solar streetlamps that they would put up that would only be on for events.

J. Brann explained to the Board that the use would be conference center.

John Huckins agreed because it would be for different functions. John explained that this was allowed in the General Residential Zone with a Conditional Use permit.

J. Brann read what was need for a 3.4 Conditional Use Permit:

Traffic

Parking

Lighting

Imperious surface

Ryan asked why parking if using an existing parking lot; it's not changing the site.

J. Brann explained that parking for the number of people needs to be shown. J. Brann noted the agricultural use of the previous parking area, so no drainage information needed. J. Brann asked where this was being changed to a commercial use, did drainage need to be addressed.

John Huckins explained that this doesn't change the site and if they changed the parking on the site then they would need drainage, but they are not adding parking. John explained that they have a plan to scale showing that they are not changing the site and they want to know if they need a stamped survey plan.

J. Brann explained that the change of use was the same question asked for a site plan which was are they affecting the environment, or traffic; they would be same questions. J. Brann expressed that if the lighting just gets them to the facility and to the cars, it wouldn't have to meet the illumination standards.

John Huckins asked what the Board wanted for the traffic.

J. Brann explained that they would not need a full traffic analysis; would need trips per day, time of day, etc. J. Brann asked if there has been a traffic study done on Young Road.

John Huckins explained that they would need to hire a professional to have this done.

A. Knapp expressed that they would need to know what the impact of the traffic was going to look like.

Ryan explained that on a busy Saturday they would have 200-250 cars come up and down the driveway. Ryan explained that one car per four people and of 180 people well under what you would see on a busy peach orchard day.

D. Massucci asked if it has caused any problems on a busy peach season day?

A. Knapp explained that there were a couple of concerns. Four people to a car was optimistic and felt that for an event it would be more likely to be two people per car and that would be 90 vehicles. A. Knapp explained that this would be 90 cars all at once. A. Knapp asked what the hours of operations would be for this venue.

Ryan stated noon to 10:00 pm or whatever the cut-off for the noise ordinance was.

A. Knapp explained that the noise ordinance was 9:00 p.m.

S. Diamond explained that he felt a reasonable argument could be made about accessory use but not at this frequency of events and the scale of events. S. Diamond explained that the purpose of the agritourism statute in State law per his understanding was that it's to try to make farming operation more viable.

J. Brann explained that the Supreme Court says differently.

S. Diamond explained that he would consider the argument if the scale was less but what they are saying about the number of events and the size of them

J. Brann read traffic analysis thresholds from Site Review Regulations **4.14.1** All projects creating 5,000 square feet or more of new non-residential floor space. J. Brann explained that this doesn't appear to be 5,000 s.f.

A. Knapp asked how you classify something that was called a new space. A. Knapp asked how they determine this the barn was built and now the Board was looking to modify the use from barn on the property to an event center.

John Huckins explained to the Board that they need to know what exactly the Board wants them to bring forward.

J. Brann explained that he felt that a full traffic impact analysis was not required based on the size of the operation. J. Brann asked the Board if they need a Short Traffic Impact Analysis.

John Huckins explained that its right on the edge where he may not need one.

J. Brann explained that given the location, and traffic in the summertime on that road, it might be appropriate.

A. Knapp expressed that now they have an existing competing use on that road and beyond the farm. A. Knapp explained that with the lake and the orchard, if they do a traffic study on the road now it's going to come back low and one in mid-July it would be a whole different count.

J. Brann and the Board agreed to the need for a Short Traffic Impact Analysis from 4.14.2 Site Review Regulations.

Conner explained that Strafford Regional Planning does counts but not analysis and to his knowledge this hasn't been done on Young Road recently. Conner asked when they wanted to start.

Ryan explained that they would like to start this spring or summer.

A. Knapp explained that there may be some data from about 4 years ago when the culvert was replaced. A. Knapp expressed the way the driveway comes out onto the road; it dumps a lot of sediment on to it. A. Knapp explained that he knows they went and dug that out to try and fix some of the drainage around that.

J. Brann asked if there was a paved apron on the end of the driveway.

A. Knapp stated no.

J. Brann expressed that was something that should be considered.

John Huckins explained that they could talk to the Road Agent to see what they need.

A. Knapp asked if they were going to have signage.

Ryan stated not at this present time.

D. Massucci asked about alcohol.

Ryan explained that was something that would be handled by the caterer and the Fire Chief said he checks to make sure the building was safe for impaired.

A. Melnikas explained that when talking to the Fire Chief, talk to him about hay and live decorations.

John Huckins asked if the Board was going to require him to go to a survey and have the plan stamped.

J. Brann expressed that he would want a stamped plan.

S. Diamond suggested a well-drawn to scale but nonprofessional would be adequate to him.

The Board agreed with S. Diamond's suggestion on the plan but would need a waiver.

J. Brann asked about the dumpster.

John Huckins stated that needs to be on the plan.

Karen Caverly stated no dumpster; it would be carried in/carry out.

A. Knapp suggested a document for anyone booking the venue.

John Huckins suggested supplying the document with the application so that the Board could review.

A. Knapp explained that the noise with alcohol and DJ may stop by 9:00 p.m. but people leave later so the noise will not stop at 9:00 pm.

D. Massucci asked if the caterer would be responsible for the liquor.

Ryan stated yes.

D. Massucci asked if someone wanted to bring their own liquor.

Ryan explained no, that would be in the agreement that they would need to be licensed.

J. Brann explained that there wasn't anything in the regulations but didn't know if they would need a permit.

John Huckins explained that it's allowed if the caterer has the license to do it and can be done off that license.

S. Diamond asked if it was wheelchair accessible or not be.

J. Brann explained to make sure they address all the questions on the 3.4 Conditional Use Permit.

J. Brann closed the discussion.

REPORTS FROM OTHER COMMITTEES

John Huckins would like a discussion on water with the Master Plan.

John explained to the Board that Tom Willis does the water withdrawal for the State of New Hampshire. John explained that when you have multiple entities they must be tested. John explained that he is working on the one now for Dove Development and the Drew Pond Development across from the Middle School.

J. Brann asked who Tom Willis works for.

John explained that he works for the State of New Hampshire. John explained that John Willis looks at the small systems.

J. Brann asked if this was community water systems.

John stated that it was. Tom Willis does the community water systems and having an association with the systems tied together. John explained that they wouldn't need another system for something else if there's plenty of water supply from an existing system. John explained that the Zoning Ordinance was written overall with focus on the Town center and Village District. John explained that Tom Willis knew about Swain's Lake Water District. John explained that Tom Willis suggested maybe addressing something in the Master Plan that would help move along considering cross connecting systems and maybe change something with zoning and site review

regulations. John explained to the Board that the next chapter in the Master Plan that they were going to work on included water resources. John explained that Tom Willis would work with Strafford Regional about how to put this all together along with working with the Board. John asked the Board if they wanted Carol to reach out to Strafford Regional to start working on the future Land Use chapter.

J. Brann expressed that interconnecting community water supplies sounds kind of like a logical idea, given the ones that have been approved over the last five years.

A. Knapp expressed that building out a downtown center at some point you would need a close-knit walkable section of Route 9 (aka Franklin Pierce Highway) between Route 9 (Franklin Pierce Highway) and Route 125 (Calef Highway) and all the way up to beyond Dove Development. A. Knapp suggested a private entity could manage the water component of it.

J. Brann asked what needs to be added in the ordinance.

John Huckins explained that Tom Willis felt this would be to encourage something like this instead of having a bunch of 40 gallon a minute systems; better to have system regulated by an association.

A. Knapp explained that he wouldn't want to give up the water piece until the Board knows what a downtown center would look like and function. A. Knapp expressed once it's there it makes it viable for a large development to come in.

John Huckins explained that was why you want this to be part of the future land use chapter so you can see how it ties and works together.

John Huckins asked Carol to reach out to Tom Willis and Jenn at Strafford Regional. John let the Board know that they would start interviewing for a Planner and that person could be part of this.

S. Diamond expressed that it would doesn't make sense to have a bunch of high productively wells so close to each other. S. Diamond explained that this is a stratified drift aquifer and felt that it was unnecessary infrastructure to have so many.

Future Items to work on:
Next Master Plan Chapter
Revisions to the Site Review and Subdivision Regulations

J. Brann explained to the Board that he would providing something at the next meeting for the Board to review.

The Board would review changes on March 15, 2022.

UNFINISHED BUSINESS

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

4. Review of a request for a building permit on Jillette Road, a Private/Class 6 Road, for MaryJane & Martin Coronis ([Map 126, Lot 12.1](#)).
5. Review of a request for a building permit at 68 Rocky Point Road, a Private/Class 6 Road, for Dave & Joyce Torrey ([Map 118, Lot 21](#)).
6. Review of a request for a building permit at 15 Eagle Drive, A Private/Class6 Road, for Edward Friedman ([Map 110, Lot 6](#))

Conner explained to the Board that at their meeting the Select Board approved the updated Class 6 and Private Road building policy. Conner explained that they agreed with the Planning Board recommendations with some other additions and adjustments. Conner explained that this will have the homeowners upfront making an application on what they intend to do on road improvements, and the scope of the project. Conner explained that John Huckins reached out to the three applicants two weeks ago and they said they would wait because they didn't want to do the 16'2' and 2' so they would need to apply pursuant to this policy.

John Huckins explained that one applicant replied and haven't heard from the other two.

The Board discussed the three cases. The Board decided to wait to discuss all three on March 1, 2022.

A motion was made by J. Brann and seconded by A. Melnikas to continue the three applications until March 1, 2022, meeting. The motion carried unanimously.

Roll Call:

D. Massucci-Yay

A. Melnikas-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 on March 1, 2022, at 6:30 p.m. at the ECLC 77 Ramsdell Lane.

Without objection the meeting was adjourned at 8:15 p.m.