



**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, March 15, 2022
Meeting started at 6:35 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-(remote call in)
Andy Knapp (ex- officio)
Ron Allard
Buddy Hackett
Andrew Melnikas

Alternate Member Absent

Donna Massucci

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

NEW PLANNING BOARD MEMBERS PRESENT

Bob Tessier
John Driscoll

MINUTES REVIEW AND APPROVAL

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

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

Roll Call:

A. Melnikas-Yay
B. Hackett-Yay
R. Allard-Yay
A. Knapp-Yay
S. Diamond-Yay
J. Brann-Yay

ACTION ITEMS CONTINUED FROM MARCH 1, 2022

2. [223-26.57-RC-22-SR \(Owner: Joseph Falzone-Route 125 Development\)](#) Request
Applicant proposing a multi-use building with residential units above and commercial on the bottom floor on a commercial lot on Calef Highway (aka Route 125) a 3.8-acre lot in the Regional Commercial Zoning District. BY: Scott Cole, Beals Associates, PLLC; 70 Portsmouth Avenue; Stratham, NH 03885

J. Brann gave a brief description of the application.

Scott Cole from Beals Associates represented John O'Neal from Stonearch Development Corp. who was now the owner of the property. Scott explained that they modified the plans by changing the garage bays. Scott explained that they previously had residential parking was proposed in the commercial building. Scott explained that the plan has been changed so that the garages in the rear would be for residential. The residential garage units with two interior parking spaces with two exterior which one was reserved parking during the day. Scott explained that with the change they wanted to make sure that Chief Walker or the Fire Department would have access around the building. Scott explained that they have added the no parking fire lane and large commercial spots on the western side of the building. Some of the landscaping on the side of the building landscaping has been removed on the side of the building. Scott explained per the Board they have added additional note to the Town notes on Sheet 3. Scott explained that they also redesigned the entire lighting schematic and explained the plan. Scott explained that the maximum medium design was 2.4 and they have a maximum of 2.1 around the parking and pedestrian areas.

J. Brann expressed that the diagram did show the area that was flooded by the lights on the buildings. J. Brann asked if they could revisit the uses for the commercial space.

Scott explained that the proposed uses on the bottom units as of right now would be occupied by the owner.

J. Brann asked what the operational hours would be for the commercial space

John O'Neil stated 7:00 a.m. to 9:00 p.m. for business hours.

John Huckins explained that this information could be on the cover sheet.

R. Allard asked about the new parking arrangement with two exterior spots in front of the garage and one would be available to visitors during the day.

John O'Neil stated that was correct.

R. Allard expressed that he felt that wouldn't work very well because if there were two cars in the garage you have a visitor park in front of one garage door they want to get out during the day

Scott explained that there's adequate parking even if they had to park out front. Scott explained that the parking in the back is for residents only and the front was for commercial parking. Scott explained that they can put unit numbers on the garages then everyone would know not to park there.

A. Knapp expressed that if they are specifying the unit numbers of the commercial space then they should specify the numbers of the residential units.

S. Diamond expressed that he thought they were going to give a specific use.

J. Brann opened public comment.

J. Brann closed public comment.

J. Brann asked what the size of the office area in the front garages was.

John O'Neil explained that they are 18' x 24'. John explained that they need to come up with a water system, cistern and they are limited with the State of New Hampshire regarding to how many people can be in these.

S. Diamond expressed that he would have a problem with a gas station, funeral home, or distillery that are separate from what he would be concerned about this from what he understands this to be right now.

Scott explained that these uses would require an amendment to the plan.

John Huckins explained that for the uses pick five or six things that are appropriate mention to the Board and if they agree with that would be part of the conditional approval if not on your approved list they would need to come back.

J. Brann listed the following uses that the applicant was fine with:

**Business Support Services
Business and Professional Office
Self-Storage Facility**

B. Hackett asked if the self-storage would follow under the regular business hours?

J. Brann read the 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 built 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: 223-26-57-RC-22-SR (Owner(s): Joseph Falzone). The applicant proposes one multi-use building with eight (8) commercial units on the bottom floor and eight (8) residential units above, and an additional building with eight (8) garage bays and parking stalls for use by the tenants of the property.			
Property Owner: Joseph Falzone Route 125 Development, LLC 7B Emery Lane Stratham, NH 03885		(Property ownership transferred after filing of application and prior to approval to: John O’Neil Stonearch Development Corp. 42J Dover Point Road Dover, NH 03820	
Applicant (Contact): John O’Neil Stonearch Development Corp. 42J Dover Point Road Dover, NH 03820			

Professional:

Scott D. Cole
Beals Associates, PLLC
70 Portsmouth Avenue
Stratham, NH 03885

Dated: March 15, 2022

Dear applicant:

This is to inform you that the Barrington Planning Board at its March 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 twelve (12) calendar months to the day, by March 15, 2023, the Board's 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 note referencing Section 3.2.10 (19) of the Site Plan Review Regulations, to be located on the Title Sheet.
 - b) Hours of commercial operations are from 7 A.M to 9 P.M.
 - c) Commercial uses are limited to:
 - a. Business Support Service
 - b. Business & Professional Offices
 - c. Self-Storage Facility
- #2) Add the following to the Plan:
 - a) NH DOT Approval #
 - b) NHDES Subdivision Approval #
 - c) NHDES AoT Permit #
- #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.

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's engineer shall certify in writing the improvements have been constructed as approved prior to the issuance of a certificate of occupancy.

(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. Knapp and seconded by R. Allard to approve the Site Review for Stonearch Development Corporation. The motion carried unanimously.

Roll Call:

S. Diamond-Yay

A. Knapp-Yay

J. Brann-Yay

R. Allard-Yay

A. Melnikas-Yay

B. Hackett-Yay

WORK SESSION

- 3. The Board reviewed the 2022 Proposed Amendments to the Subdivision Regulations:
Revisions are attached to the end of the minutes.

The Board asked for Town Planner to have Road Agent review culvert information on the regulations and attend the next Planning work Session on April 19, 2022. The Board asked if the

Town Planner could coordinate with Fire Department to review their portion of the Subdivision Regulations.

The Board will review the Site Review Regulations on April 19, 2022, and at that time schedule the public hearings on Subdivision Regulations and Site Review Regulations for May 19, 2022.

REPORTS FROM OTHER COMMITTEES

UNFINISHED BUSINESS

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

A motion was made by J. Brann nominated A. Knapp seconded by A. Melnikas for Chair of the Planning Board. The motion passed unanimously.

Roll Call:

A. Melnikas-Yay
B. Hackett-Yay
R. Allard-Yay
A. Knapp-Nay
S. Diamond-Yay
J. Brann-Yay

A motion was made by J. Brann nominated R. Allard seconded by A. Melnikas for Chair of the Planning Board. The motion passed unanimously.

Roll Call:

A. Melnikas-Yay
B. Hackett-Yay
R. Allard-Nay
A. Knapp-Yay
S. Diamond-Yay
J. Brann-Yay

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

The next meeting will be on April 5, 2022, at 6:30 p.m. at the ECLC 77 Ramsdell Lane.

Without objection the meeting was adjourned at 8:54 p.m.

A motion was made by J. Brann and seconded by R. Allard to adjourn. The motion passed unanimously.

Roll Call:

A. Melnikas-Yay
B. Hackett-Yay
R. Allard-Yay
A. Knapp-Yay
S. Diamond-Yay
J. Brann-Yay