



Meeting Minutes

Town of Barrington Planning Board

Public Hearing & Work Session

May 16, 2023, at 6:30p.m.

1. CALL TO ORDER

J. Driscoll called the meeting to order at 6:30 p.m.

2. ROLL CALL

Members Present: John Driscoll, Ron Allard, Buddy Hackett, Andy Knapp, Andy Melnikas, Bob Tessier

Members Absent: Joyce Cappiello

Staff Present: Town Planner: Vanessa Price, Code Enforcement: John Huckins, Planning & Land Use Administrative Assistant: Barbara Irvine

3. REVIEW AND APPROVAL OF MINUTES

A. Review and approve minutes of the May 2, 2023, meeting minutes.

A motion was made by J. Driscoll and seconded by R. Allard to approve the meeting minutes of May 2, 2023 as written. The vote was 5/1 abstained.

Roll Call:

B. Hackett-Yay

A. Knapp-Abstained

A. Melnikas-Yay

B. Tessier-Yay

R. Allard-Yay

J. Driscoll-Yay

4. STAFF UPDATES -TOWN PLANNER

A. DEVELOPMENT STATUS

- Meadowbrook Conservation Subdivision of 11 Single family unit's broke ground.
- Project to begin within the next 30 days:
 - Multi-family Development 80 units @ 556 Franklin Pierce Hwy
 - Retail & parking site plan at 565 Franklin Piece Hwy

V. Price explained that the 11-lot subdivision Conservation Subdivision for Meadowbrook has broken ground.

V. Price explained that 80- units off Franklin Pierce Highway final plans have been received for Planning Board Chair signature and Retail & Parking site at 565 Franklin Pierce Highway final plans have been received projects would begin with the next 30 days.

B. TRAINING OPPORTUNITIES

V. Price explained the training opportunities if the Board was interested in any of the following that you can sign up for.

1. [May 17, 2023 – Hard Road to Travel](#)
2. [May 18, 2023 – Making Zoning Work for Housing in Your Community](#)
3. [June 1, 2023 – Local Officials Workshop](#)

- i. On June 1st the New Hampshire Municipal Association is hosting its annual Local Officials Workshop. A copy of the 2022 PowerPoint is attached below.

- a. See attached, [2022 Local Officials Workshop PPT](#)

C. ADDITIONAL MEMBERS LAND USE BOARDS

V. Price explained to the Board that they are looking for members and alternate positions for the Planning Board and Zoning Board of Adjustment.

V. Price explained that the Planning Board meet the first and the third Tuesday of the month and the Zoning Board meets on the third Wednesday of the month.

1. Planning Board: Currently Looking for Planning Board member alternate positions

The Planning Board is a community-based all volunteer board that is the decision-making process in which communities' goals and objectives for deciding future uses of land are established through regulations and planning principles. These duties include the preparation and amendment of a Master Plan, review of subdivision and site plans, additions/amendments to the Capital Improvement Program and prepares and recommends for Town Meeting proposed zoning changes.

The Planning Board meets on the first and third Tuesdays of each month starting at 6:30PM at 4 Signature Dr., Barrington, NH in the Meeting room.

2. The ZBA: Currently Looking for ZBA full member and alternate positions

The Zoning Board of Adjustment (ZBA) is a community-based all volunteer board that is a quasi-judicial board. The ZBA considers the differences between properties which do not conform to the Zoning Ordinance since no ordinance can be equitably applied to every parcel of land. State law and local regulations set out the proper procedures for preparing, submitting, reviewing and approving any applications required.

The Zoning Board of Adjustment (ZBA) meets on the third Wednesday of each month starting at 7:00PM at 4 Signature Dr., Barrington, NH in the Meeting room.

Take interest in your community and apply to volunteer today!
https://www.barrington.nh.gov/sites/g/files/vyhlif2766/f/uploads/applicationforappointment_1.pdf

D. MASTER PLAN UPDATES

Final Input on the Revisions/updates to the Master Plan Land Use and Transportation Chapters! The Planning board meeting on Tuesday June 6, 2023, will open the public comment period for the Revisions/updates to the Master Plan Land Use and Transportation Chapters, and at The Planning board meeting, Tuesday June 20, 2023, will be for the final hearing and adoption of both chapters.

V. Price explained that the Master Plan Land Use and Transportation Chapters was near the end. V. Price explained that this would be on June 6, 2023, agenda for public comment for revisions and updates and the final hearing would be on June 20 2023.

E. MASTER PLAN CHAPTER COMMITTEE UPDATE– HOUSING

1. The Planning Board has created a sub-committee with the charge of updating the Housing chapter of the Town’s Master Plan. The following is an invitation for residents to be a part of that committee.

- i. Volunteer to help guide the development of the latest chapter of the town’s master plan. The Barrington Planning Board and Land Use department are looking for Barrington residents interested in serving on the steering committee that will prepare the update to the Housing Chapter of the Town’s Master Plan.
- ii. The chapter will review current conditions and future needs of the Town’s Housing and Demographics. The Planning Board will create a steering committee that will oversee the work and ensure ample opportunity for public participation. The steering committee is anticipated to have seven members, including one member from the Planning Board and Select Board, and will work closely with the Land Use department and the Strafford Regional Planning Commission throughout the chapter’s development.
- iii. The goal is to have a steering committee diverse in interests and areas of expertise. The process is scheduled to begin in May/June of 2023 and take about 12 months ending with the updated adoption of the Housing Chapter in 2024 by the Planning Board. The master plan is designed to help the community meet change responsibly and guide its growth in an orderly manner. It specifies, as clearly and practically as possible, the best and most appropriate future development to aid the planning board in designing ordinances and to guide the board in the performance of its other duties.
- iv. Anyone interested in serving on the steering committee is asked to respond by Monday May 22, 2023, to the Land Use Department, and filling out a volunteer application form.
<https://www.barrington.nh.gov/sites/g/files/vyhlf2766/f/uploads/applicationforappointment1.pdf>

V. Price explained that she was forming a subcommittee for housing. V. Price explained that as of right now they have two Planning Board members John Driscoll and Joyce Cappiello. V. Price explained that Tracy Hardekopf from the Select Board and one resident that was interested in but has not received the application. V. Price asked if anyone was interested in this starting in June and if interested respond by May 22, 2023, to the Land Use Department.

5. DISCUSSION WITH BOARD FOR A PRELIMINARY CONCEPTUAL SITE PLAN

A. Ledge View Conservation Subdivision located off Gerrior Drive

J. Driscoll gave a brief description of the application.

Mike Sievert from Horizons Engineering represented and helped Jake Ellis. Mike explained that he has been involved in this project since 2003. Mike explained that Jake purchased the northerly part of the overall project on the backside. Mike explained that this site has gone before the Board for a couple of subdivisions. Mike explained that the subdivision in 2004 was still valid and another subdivision in 2013 that he thought got conditionally approved but never finalized. Mike explained that Jake bought 22 lots with 50+/- acres. Mike explained that what they are looking to do with the 50 +/- acres was laying out a potential cluster subdivision on the easterly side of Gerrior right after the corner. Mike explained that there were a couple of lots that they are trying to reconfigure into just standard lots with a minimum of two acres but they are much larger.

Mike explained that they are before the Board to get the Board's thoughts on a potential cluster subdivision this was the third plan for this area.

J. Driscoll asked about the pile of rocks.

Jake explained that they would be taken down next week.

J. Driscoll asked if the rocks were going to be crushed.

Jake stated that they are going to be crushed.

J. Driscoll asked if they could figure there exit closer to St. Matthews Drive?

Mike explained that they could probably they started just pass that intersection there just because of the layout. Mike explained that they probably could shift the road over to the front a little bit.

J. Driscoll suggested starting at the Town line and bring that section of the road up to Town standards just beyond the exit.

Mike explained that it was a Town road to St. Matthews so if they couldn't make a curve work right there could. Mike explained they upgraded that road to that intersection for Class 5.

J. Driscoll explained he thought the neighbor across the street but it's a private road that would make two exits off their driveway that would be easier and there was also a cistern there.

R. Allard asked John Huckins about the mixed lots.

John Huckins explained that there are a couple of issues that need to be addressed:

A.) The existing lot was like a yield plan

B.) Taken thoughts lots off was almost like there doing a lot merger of all the lots that he has

C.) They are merging them to do this subdivision.

D.) The other lots become standalone

E.) They don't directly connect to the other lots.

F.) That was the issue that they had because when they got it from the Town there was a requirement for them to do the subdivision.

G.) That they had to merge the lots together and he couldn't merge the lots that didn't connect to the other lots, so they couldn't be merged.

H.) The lots don't abut so there can't be merged that why those lots are technology leftover from the standalone lots that were already included in the subdivision that was approved the access was approved through that subdivision.

I.) If they are going to use throughs to come down and use that private road going down. John explained that the Board needs to address the idea of if the Board wants to compile with the

171 **Class 6 and Private Road because the subdivision road doesn't go to lots anymore.**
172 **J.) If this was left without waiving the decision from this Board, they would be straight up allowed**
173 **to have a building permit because the lots would be added by the Planning Board.**
174 **K.) The Board can make the requirements that they have to comply with the Select Board policy of**
175 **the private road because of the merger that's technically going on in the background.**

176
177 J. Driscoll asked if the two driveways for the two big lots back them.

178
179 John Huckins explained that the shared driveway was not the issue, because those two big lots would
180 have frontage on the front from the private road. John explained that the thing about those lots and
181 the other ones don't. John explained that there are four lots that meet the conventional size and are not
182 able to merge.

183
184 J. Driscoll asked if the Board should have them separated conservation subdivision and conventional
185 Subdivision or combine the two at the same time.

186
187 John Huckins explained that they can't merge the lots together and create the conservation
188 subdivision. John explained that they would still has the conventional subdivision with the separate lots
189 and explained that they would have to work it as one thing to make it clean and valid. John explained that
190 a merger doesn't need Planning Board approval.

191
192 Mike asked if they go forward would there be two applications there would be a standard subdivision
193 application and a conservation subdivision application.

194
195 John Huckins explained that would make it cleanest to the Town regulations. John explained to the Board
196 that a merger does not need Planning Board approval that was done by staff. Jhon explained to the Board
197 that without the merger they couldn't make any changes.

198
199 J. Driscoll addressed that it's a private road from Saint Matthews through the shared driveways that was
200 about 1200'. J. Driscoll explained that they would want to have a 500' maybe having a turn out up to the
201 fire trucks.

202
203 Mike explained that it was kind of wet there and he didn't know.

204
205 J. Driscoll suggested maybe at Susan Lane.

206
207 Mike explained that may work.

208
209 J. Driscoll asked about on the sheet it said 46.1 acres or 60.2% of the total lot would be in conservation.

210
211 Mike explained that he needs to work on that more but what he did was take the whole thing including the
212 open space that existed. Mike explained that those numbers are all worked into it and the numbers were
213 more like 30-acres +/- are being utilized for the conservation subdivision. Mike explained that then you
214 subtract off the 7-acres that was owned by the Town and 9 ½ acres that was already a conservation
215 subdivision. Mike explained that there was 16-18 acres owned by someone else. Mike explained that they
216 are over 50% of the open space and adding new open space.

217
218 J. Driscoll asked about the 50% that can't be wet or undeveloped.

219
220 John Huckins explained that means you can't have more than 50% that's 50% of the required not the
221 total. John explained that 25% would have to be uplands but ok if more than 50%.

Mike explained looking at it there were more uplands than wetlands.

R. Allard asked John Huckins about Young Road needing a variance.

John Huckins explained that was a straight up conservation subdivision. John explained that this was two different applications different from Young Road they can't more all of these because the properties don't touch.

R. Allard explained that mixing of housing internals are not permitted in a conservation subdivision.

John Huckins explained that the lots that they are merging to make the conservation subdivision are just the conservation subdivision and the lots that are not being merged are not part of the conservation subdivision. John explained that they are separate and part that already exist because of the previous subdivision. John explained that except for the access from the previous subdivision was no longer valid because of how it broke up. John explained that was why they need to make sure they do the access showing that comply with the Select Board policy if that was the route the Board chose to go. John explained that when subdivisions were first started by State statutes all they did was look at the access overtime. John explained then they started looking at land quality in the plans and everything else.

Jake explained that on the back side he owns 32-acres and the 2-acre lots separating because the are separate lots right he fill out on the narrative for what lots he was using. Jake explained that the 2-acre lots are staying there then that would leave him with 29-acres from the back right all the way to the front. Jake explained that the subdivision up front they are using 11.2-acres of the 29-acres. Jake explained that he was giving up where Susan Lane comes down and the 17+/- acres was going to his 50%. Jake explained that that he was using 29-acres and there was 19-acres on the left that he can't get between the two because someone owns between them and then leaves the two lots at the bottom.

John Huckins explained that when the Town took the land for non-payment of taxes conservation land was not taxable. John explained that they couldn't take the conservation land that was part of the original subdivision and that guy still owns it. John explained that was what was causing all the things they don't connect because he owns that. John explained when the original subdivision was done, he wouldn't be able to deed the road to the Town because he only owns the center line of the road. John explained that the other guy still owns the other center of the road unless they can buy it, they can't deed to the Town.

Mike showed on the 2004 subdivision plan how the subdivision was. Mike explained that open space B was the one and the one in the back he doesn't own. Mike explained that they are using the lots in the front for the conservation subdivision and the open side does extend back to the other lots and they are going to be merged.

J. Driscoll asked if this was going to require a lot line adjustment.

Mike stated that it would. Mike showed on the plan where he had got wetlands permit for it 15 years ago never got built. Mike explained that type of upgrades to that the gravel upgrade would be good to get access to those lots.

J. Driscoll explained that where the road turns there was a creek going across the road.

Mike explained that it was on the left-hand side and that was where the driveway would come off so they would need to that would need wetlands permit to access these also the two big lots. Mike explained that the configuration would probably change and right now they are showing the Board 22 lots. Mike

273 explained that it would not be 22 lots it would be less around 19 or 20 lots.

274
275
276 John explained that the other lots were approved by the Town at one time.

277
278 Jake explained that the land for the conservation easement that's already there on the subdivision since he
279 was giving up so much in the back. Jake showed on the plan in the light gray on the front lots they may
280 must move that to his back section where he's giving up the rest of that land. Jake explained that the front
281 lots have more buildable area because that's the conservation easement. Jake explained that some of the
282 original subdivision.

283
284 John Huckins explained that would be a State Land Trust thing because they're taking land that's already
285 put in preserved and taking it out and putting in some other spot that would be through them.

286
287 Mike explained that the way that shows up on the sheet that it's a conservation easement that was out on
288 there and this was the access point from Heritage Lane. Mike explained that to you and walk all along
289 onto the back.

290
291 A. Knapp explained that he assumed to do that they would have to give conditional approval so that could
292 go to the State that the Board already and need State approval to unconserv this and reconsider it over in
293 this area.

294
295 John Huckins explained that was more open space and that's the rights of the other people that own
296 Property. John explained the reason the State Land Trust got involved was because this was a legal issue.

297
298 J. Driscoll explained the issue was getting it to a class 5 road.

299
300 Jake asked if they could upgrade that road.

301
302 John Huckins explained that if you have legal access to that road and upgrade to a class 5 road to meet the
303 subdivision standard and the dead end from that intersection going around through doesn't exceed 1000'.
304 John explained that it goes where the loop road comes around to where it starts coming in. John explained
305 that the closer they can get to the class 5 by forcing it already exists they'd be that much less that you
306 would have. John explained look at as your total length and get.

307
308 J. Driscoll asked if they were reaching those two big lots there's 1200' from those lots in the back.

309
310 John Huckins explained that because they exist, they can't merge them back to the other ones and that
311 there was a condition that they comply with the Town's private road standards which would be 10% of
312 the house value of each one. This would improve the road considerably from what it was now because all
313 the raised up.

314
315 J. Driscoll explained that it should be 1200' for the fire department to make clear that.

316
317 John Huckins explained that technology the people are already out there.

318
319 A. Knapp stated that it was an existing road.

320
321 Preliminary Conceptual Review has been closed.

322
323 **B. Barrington Recreation Summer Event Series**

324

325 J. Driscoll read a brief description of the preliminary design.

326

327 Conner MacIver Town Administrator and Jessie Tennis Recreation Director before the Board to discuss
328 Summer event series. Conner explained to the Board the Community Way along with Christmas Dove
329 and constructive road for several years. Conner explained that this has the only sidewalk in Barrington
330 and they want to get the sidewalk used and walk people walking around. Conner explained that the site
331 next to that road was owned by Holy Rosary Credit Union. Conner explained that they don't have any
332 immediate plans to do anything with the lot but want to be part of the community. They want to promote
333 community events that were what brought them here with Holy Rosary Credit Union and recreation
334 department. Conner explained that they wanted to know what to use the land with the recreation
335 department and what uses of the land. Conner explained that the thought was a summer concert series that
336 would be four or five events through the summer on evenings that allow the community to come together.
337 Conner explained that they have good parking and a decent spot in the center of Town good visibility.
338 Conner explained that this would be Town events that would be on private property. Conner explained
339 that for the June 6th meeting they want abutters notified that this was being proposed so they can have the
340 opportunity to come out and say their piece. Conner explained so that the Board can look at events and
341 programs from a different perspective. Conner explained that they would be looking for a use approval
342 from the Planning Board on June 6th and they would be asking for waivers. Conner explained that they are
343 planning to have some type of temporary structure on the site that would stay there for the summer.
344 Conner explained that they are hoping to have some sort of timber framed open pavilion less than 600 s.f.
345 Conner explained that the bandstand would be 20' by 15' would be on the good flat part of the grass and
346 would face Franklin Pierce Highway (aka Route 9). Conner explained that seating would be on the paved
347 area and the grass with food trucks in the front. Conner explained that the power would come from
348 Eversource on the pole while parking at the Christmas Dove parking area.

349

350 Jessie Tennis Recreation Department explained to the Board that are planning on starting on the second
351 week of July three or four bands every other week. Jessie explained that they are hoping to have the
352 events on Thursday nights from 6:00pm to 8:00 p.m. and this would be a low-key family event.

353

354 B. Hackett asked who was funding this.

355

356 Conner explained that it was planned to be a free event and Holy Rosary Credit Union has offered to fund
357 a large portion.

358

359 Jessie explained that they have an event sponsored for each night.

360

361 B. Hackett asked how big are the bands that are going to be playing?

362

363 Jessie explained that probably from three to six.

364

365 B. Hackett suggested using a flatbed trailer that was very temporary with stairs would be less cost and
366 labor. B. Hackett explained that for the power they may want to use generators it might be easier than
367 bringing the power in. B. Hackett explained that on the food trucks they are very heavy, and they should
368 be on the pavement on grass they could sink has happened before.

369

370 Conner asked on the flatbread trailer did they have any cover?

371

372 B. Hackett explained that they did.

373
374 Conner asked B. Hackett what did they use for cover?

375
376 B. Hackett explained that they used an e-z up and took down after the event this would help the cost.

377
378 Conner explained that a lot of bands have requirements on size and what its going to look like. Conner
379 explained if they had something bill and they had a plan to have it moved to another location for
380 gathering and entertaining place.

381
382 A. Knapp explained that having the food truck up towards the road was good because food trucks almost
383 always have a generator. A. Knapp explained that the two things food truck noise and traffic noise.

384
385 Conner explained that after the 4 inches of rain they met on the site and the lot was wetter than it has ever
386 been.

387
388 R. Allard explained they need a legal document authorizing that they can use this property.

389
390 Conner explained that they have that, and the noise ordinance goes to 10:00 the events would be over
391 before then. Conner explained that for June 6th notifying the abutters so that they are aware of what was
392 being proposed.

393
394 R. Allard explained that they would need some temporary lighting.

395
396 Conner explained that there are lighting that works and what doesn't work. Conner explained that Holy
397 Rosary Credit Union owns the parking lot.

398
399 John Huckins explained that there was an easement.

400
401 Preliminary Conceptual Review discussion has been closed..

402 403 **6. CLASS VI/PRIVATE ROAD APPLICATION**

404 A. Review of a request for a building permit for Nathan and Kari Gray, at 345 Dry Hill Road ([Map](#)
405 [201, Lot 16](#)) Category 2 on a Class VI/Private Road.

406
407 J. Driscoll gave a brief description of the application. J. Driscoll asked the square footage of the addition
408 Was.

409
410 Nathan Gray from 345 Dry Hill Road explained that it was just under 300 s.f.

411
412 R. Allard asked what they were converting.

413
414 Nathan explained that they are converting storage area into a bedroom it's a second-floor studio
415 apartment and must go through two egress doors into the storage area.

416
417 R. Allard asked about the proposed septic system.

418
419 Nathan explained that they had gone through that process.

420
421 J. Driscoll asked about the washer and dryer.

422
423 Nathan explained that they would be hooked up inside a closet.

424
425 R. Allard was concerned about the septic.

426
427 John Huckins explained that they need to get a State approved septic design from NHDES.

428
429 Nathan explained that he has that.

430
431 John Huckins explained that because of the expansion of use they need to get a design but does
432 not need to replace until it fails.

433
434 *A motion was made by A. Knapp and seconded by R. Allard to send a recommendation to the*
435 *Select Board for the category 2 application. The motion passed unanimously.*

436 Roll Call:

437 B. Hackett-Yay

438 A. Knapp-Yay

439 A. Melnikas-Yay

440 B. Tessier-Yay

441 R. Allard-Yay

442 J. Driscoll-Yay

443 B. Review of a request for a building permit for Derek Ceppetelli, at 100 Small Road ([Map 106, Lot](#)
444 [4](#)) Category 2 on a Class VI/Private Road.

445
446 J. Driscoll gave a brief description of the application.

447
448 John Huckins explained that the garage was approved years ago but the timeline lapsed and the person
449 sold the lot to someone else. John explained that they are going before the Zoning Board of Adjustment
450 for the same variance that they received before.

451
452 R. Allard asked where does it allow them to replace the structure.

453
454 John Huckins explained that they are not replacing a structure the structure was torn down years ago
455 when they received a variance. John explained years ago the variance was good for life a few years ago
456 it was changed to only 2 years.

457
458 *A motion was made by A. Knapp and seconded by J. Driscoll to send a recommendation to the*
459 *Select Board for the category 2 application pending Zoning Board of Adjustment approval. The*
460 *motion passed unanimously.*

461 Roll Call:

462 B. Hackett-Yay

463 A. Knapp-Yay

464 A. Melnikas-Yay

465 B. Tessier-Yay

466 R. Allard-Yay

467 J. Driscoll-Yay

468
469 **7. OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD**

470 **A. Childcare in Barrington**

471 Conner MacIver-Town Administrator, Donna Massucci-owner BVS Childcare and Jessie Tennis-
472 Recreation Director to discuss childcare in Barrington.

473 Conner explained that Donna and Jessie have been working on issues related to childcare. Conner
474 explained that it was mostly specifically connected to the Town and Town government through
475 recreation programs that provide childcare before and aftercare, summer camp, kids vacation camp
476 etc. Conner explained that across the state they are aware of money problems with childcare, the
477 availability for families, staff the pay for staff members. Conner explained the difficulty to establish
478 childcare facilities or childcare programs.

479 Conner explained that at the May 8th Select Board meeting they spoke with the Select Board about the
480 fact that Jesse and Donna and other in the community have started banding together to start workshopping
481 what they can do locally to take care of people. Conner explained that they asked the Select Board for
482 support to work on that. Conner explained that they would be working together with the childcare people
483 involved and come back before the Select Board. Conner suggested maybe have a list on the website of
484 all the childcare providers along with their capacity with here contact information.

485 Conner explained that the Planning Board sees the growth that happens in Barrington before anything
486 else. Conner explained that whether it was housing or commercial growth and that they want the Board
487 to start thinking about the impacts on childcare as reviewing applications. Conner explained that they are
488 looking for ways to help Barrington families and businesses. Conner explained that they would probably
489 come back before the Planning Board for maybe zoning or regulation changes.

490
491 Jessie explained that she felt that it was the impact of all ages.

492
493 Donna explained that she feels the same way and she believes that when they have new kids come
494 through. Donna explained that maybe when a new project comes in ask them what they have planned for
495 childcare. Donna explained that it was not just teachers that are needed desperately but facilities are
496 needed too. Donna explained that they also need to be cared for before and after school.

497
498 Conner explained to the Board that he talked to Donna about receiving care zoning wise for providing
499 childcare and he learned a lot that he didn't know. Conner explained that what stood out to him most that
500 Donna's efforts in this area that have gone on for many years.

501
502 J. Driscoll explained that most of the Town approvals are based on the State and the Fire Department.

503
504 R. Allard explained that talking to the applicants about these things to back it up was and if there was
505 something the Board didn't like there wasn't anything in the regulations that they couldn't do it. R. Allard
506 suggested some ordinances that support childcare.

507
508 Donna expressed that the Board has been supportive and explained that other Towns it's been hard for
509 them to get licenses. Donna explained that another issue was they need quality childcare not just for the
510 money.

511
512 J. Driscoll explained that they could use their Site Plan Regulations.

513
514 John Huckins explained that the Planning Board doesn't say how many children that was at the State

level the Board said whatever the State allows.

Conner explained that Lebanon makes some progress at the local level in the developing framework for what can happen though to include they streamline zoning relative to in home childcare. Conner explained that they received grant funds that they have been providing to childcare entities. Conner explained that this was not city money they pursued the grants and passing those down through.

B. Hackett expressed that he didn't know if anyone else here has had kids in daycare and his son was in daycare early on. B. Hackett explained that young couples pick childcare they can afford or daycare that was convenient. B. Hackett explained that he would like to help but as a Planning Board, but he doesn't see that they might be secondary. B. Hackett explained that it was how the daycares are run and even if they follow the State mandates or the Town Mandates.

D. Massucci expressed that needs to be quality and there are different levels of quality that they must educate families about when they're looking for childcare.

B. Hackett explained that large apartment buildings are going up and the first floors are commercial and that was for childcare no parking and people take public transportation. B. Hackett suggested into looking at some of these projects.

R. Allard asked about mixed used model packing in more maybe change that regulation for incentive for the commercial space.

John Huckins explained that mixed use should probably be changed in the regulation.

Discussion has been closed.

C. Bending Brook Subdivision, Mallego. Review and address a change in grading.

V. Price gave a brief description of the discussion and that they need to amend their notice of decision.

J. Driscoll said that it looks like they are going to improve the left side.

Scott Cole from Beals Associates with Joe Falzone the developer. Scott explained to address a quick update for the Board to let everyone know that Joe has some contractors look up and doing their diligence as to how to balance the site and correctly construct. Scott explained that this was left as an existing gravel pit meaning that there are piles, rock piles and steep slopes. Scott explained that they have spoken a few times that Joe offered even in the areas where there was not lot development. The areas that were previously disturbed would be reclaimed because they're not left in very good condition. Scott explained that they would require regrading then loaming and seeding. Scott explained that going through the process with contractors they know they came up with the areas on the plan in yellow it was recommended they do a site walk that Josh and Conner along with others were there to review these areas that has nice material on site. Scott explained that this would reduce the amount of trucking on site internally. Scott explained that the highlighted areas, mostly in yellow on the areas that they looked at are shown on the left. Scott explained that's the exiting gravel road leading into the gravel pit. Scott explained that was already compacted gravel so that it makes sense to use it. Scott explained that they would change that grade takes some of the material and use on the road.

Scott explained that the second item was in the rear with steep slopes and there were some extra materials there. Scott explained to the Board the contractor asked if they could use some of the materials they would regrade and stabilize it. Scott expressed that his opinion they thought it was all integrated in the

approval they are before the Board Joe especially enough to come and update the Board. Scott explained that they are not trying to hide anything their intentions are to use what materials are available on site. Scott explained that they want to use what's on site and develop it the correct way and then finalize it. Scott explained they cannot afford delays for a new application and if there was an issue there was open space if the Board prefers, they can leave as is which doesn't make sense.

Joe supplied the Board with several photos to the Board and explained each photo.

The Board supports what Joe Falzone presented.

Discussion has been closed.

D. Subdivision Regulations revision. Review with Town Engineer, CMA. Additionally address Engineer escrow & Inspection for all applications.

Attached is CMA draft, reviewed by draft, recommended updates to the Subdivision Reg's in word with track changes. Summary below:

1. Updated grammar and cleaned up text...made things concise
2. Updated the stormwater and sediment control sections
3. Updated traffic impact analysis
4. Updated references so they are current (some no longer exist)
5. Removed duplications (i.e. waivers)

SEE ATTACHED (A Copy is available in the Land Use Department.)

8. ADJOURN

Meeting adjourned at 9:23 p.m.

A. Adjourn the Planning Board Meeting. The next Planning Board meeting is a Public Hearing on June 6, 2023, at 6:30 PM.

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