

TOWN OF BARRINGTON, NH
LAND USE DEPARTMENT
Vanessa Price, Town Planner
Barbara Irvine, Planning &
Land Use Administrative Assistant



Planning Board Members
John Driscoll, Chair
Ron Allard, Vice Chair
Buddy Hackett
Andy Knapp
Andy Melnikas
Bob Tessier
Joyce Cappiello (Ex-Officio)
Donna Massucci

Meeting Minutes
Town of Barrington Planning Board
Public Hearing & Work Session
(Approved July 11, 2023)
June 20, 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, Bob Tessier, Joyce Cappiello, Andy Melnikas, Andy Knapp, Donna Massucci

Members Absent: Buddy Hackett

Staff Present: Town Planner: Vanessa Price

D. Massucci will be a full voting member.

3. REVIEW AND APPROVAL OF MINUTES

A. Review and approve minutes of the June 6, 2023, meeting minutes.

A motion was made by J. Cappiello and seconded by B. Tessier to approve the meeting minutes of June 6, 2023, with a minor correction to line 5 as written. Vote 6/2

D. Massucci-Abstained

A. Knapp-Yay

A. Melnikas-Yay

J. Cappiello-Yay

B. Tessier-Yay

R. Allard- Abstained

J. Driscoll-Yay

4. STAFF UPDATES -TOWN PLANNER

A. Zoning Amendments Work Session on August 15, 2023, work session.

V. Price explained to the Board that she would like to have a work session on August 15, 2023 to begin Zoning Amendments. V. Price asked the Board that if they had anything they wanted to work on to send her an email. V. Price asked the Board to review the discrepancies in the definitions in the Zoning Ordinance.

B. Housing Chapter Subcommittee kick off meeting with the subcommittee is Monday June 26, 2023, from 3:00 PM – 5:00PM.

V. Price explained that the housing Chapter Subcommittee kick off will be on Monday June 26, 2023.

C. Draft Proposal Review & Subcommittee Meetings for amendment to supplant section 9.6 to the Town's ZO, Tuesday June 27, 2023, from 2:00 PM – 5:00PM.

V. Price explained that on June 27, 2023, there would be a draft proposal review and subcommittee amendment for the 9.6 in the Zoning Ordinance with the Conservation Commission and the Planning Board Members.

J. Cappiello asked who want on the subcommittee.

V. Price explained that if would be John Driscoll, Doug Bogen and Doug has invited a couple other people from the Conservation Commission.

5. CLASS VI/PRIVATE ROAD APPLICATION

A. Review of a request for a building permit for Myles & Emma Kenneson at 94 Marsh Road for a ([Map 247, Lot 28](#)) Category 2 on a Class VI/Private Road.

J. Driscoll gave a brief description of the application.

Planning Board has no comments.

A motion was made by A. Knapp and seconded by A. Melnikas to send a letter to the Select Board that the Planning Board has reviewed the application. The motion passed unanimously.

Roll Call:

D. Massucci-Yay

A. Knapp-Yay

A. Melnikas-Yay

J. Cappiello-Yay

B. Tessier-Yay

R. Allard-Yay

J. Driscoll-Yay

6. ACTION ITEMS

A. ADOPTION OF MASTER PLAN CHAPTERS

Vision Chapter

Land Use Chapter

Transportation Chapter

V. Price explained that she did not receive any public comment on the three chapters. V. Price that she has a document That all the Board members need to sign for the adoption of each chapter.

A motion was made by A. Melnikas and seconded by J. Driscoll to adopt the Vision Chapter.

The motion passed unanimously.

Roll Call:

D. Massucci-Yay

A. Knapp-Yay

A. Melnikas-Yay

J. Cappiello-Yay
B. Tessier-Yay
R. Allard-Yay
J. Driscoll-Yay

A motion was made by J. Cappiello and seconded by B. Tessier to adopt the Land Use Chapter.

The motion passed unanimously.

Roll Call:

D. Massucci-Yay
A. Knapp-Yay
A. Melnikas-Yay
J. Cappiello-Yay
B. Tessier-Yay
R. Allard-Yay
J. Driscoll-Yay

A motion was made J. Driscoll and seconded by J. Cappiello to adopt the Transportation Chapter.

The motion passed unanimously.

Roll Call:

D. Massucci-Yay
A. Knapp-Yay
A. Melnikas-Yay
J. Cappiello-Yay
B. Tessier-Yay
R. Allard-Yay
J. Driscoll-Yay

B. Master Plan Subcommittee Member Applications for Housing Chapter.

V. Price explained to the Board that they have two Planning Board Members on the committee J. Driscoll and J. Cappiello, and Select Board member Tracy Hardekopf. Additionally, there are two citizens, Bob Caverly and Gilbert Smith, who would like to participate and have submitted an application. The board was in unanimous agreement to have both citizens volunteer on the Housing subcommittee.

J. Cappiello asked Bob Caverly if the proposed meeting time June 26, 2023, from 3-5pm was ok.

Mr. Caverly stated he would prefer a later time due to work conflict. He asked how many meetings total?

V. Price stated approximately 10 meetings overall.

Mr. Caverly, stated that he could make it around 4.

V. Price stated that could be the time, as we wanted to make sure timing work for most volunteers. 4:00 PM on July 26, 2023, for the Housing Subcommittee meeting.

C. July meeting to be held July 11, 2023. Cancel Work Session July 25, 2023.

A motion was made J. Driscoll and seconded by Ron Allard to have the July meeting to be held July 11, 2023. Cancel Work Session July 25, 2023. The motion passed unanimously.

Roll Call:

D. Massucci-Yay
A. Knapp-Yay
A. Melnikas-Yay
J. Cappiello-Yay
B. Tessier-Yay
R. Allard-Yay
J. Driscoll-Yay

7. OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

A. DRI Notice: Case # 23-005 SIT Nottingham Business Park – 145 Old Turnpike Rd. <https://www.nottingham-nh.gov/planning-board/pages/case-23-005-sit-nottingham-business-park-145-old-turnpike-rd>

The board briefly discussed the application, and saw no issues as the business park has not identified their businesses and doesn't affect natural resources. Overall, there was no comment or issues from the board to report to Nottingham. V. Price to email Nottingham regarding the Barrington Planning board had no issues or comments in response to the DRI.

B. SRPC Presentation 2023 Regional Housing Needs Assessment <https://strafford.org/projects/rhna/>

J. Cappiello asked while they are setting up and looking at the housing update for Barrington, she wanted to know if there was a mandate to look at housing regionally as well or are they looking only at the effects in Barrington.

V. Price explained that its only in Barrington.

Jen Czysz Director from Strafford Regional Planning Commission. Jen explained that this was her third Regional Housing needs assessment, and the assessment are done every five to ten years.

Mark Davie Regional Planner from Strafford Regional Planning Commission this was his first one.

Jen explained that Mark was one of the data analysts and writers. Jen explained that Regional Housing needs assessment was prepared every five years called for a state statute. Jen explained that one of the Regional Planning Commission statutory obligations and the statute expressly calls upon the Planning Commission to perform these studies to be of assistance to you or municipalities in the preparation of your housing chapter. Jen explained that the housing chapter does not mandate that you look regionally. Jen explained that as they talk about some of the housing trends throughout the presentation it was difficult to disaggregate an individual municipality from the region. Jen explained that part of that was because of the statistical analysis and the data that goes into it. Jen explained that looking at individual communities, particularly smaller ones if the data lenity and margins of error tend to go up.

Jen explained looking at the larger geography you're going to get more statistically representative data and information and this was how she was going to walk through the findings. Jen explained that they are going to present it globally from the regional perspective, but they are going highlight where Barrington fits within the regional trends.

Mark explained that a lot of the data they went off was based on a lot of regional friends that they knew would be true in New Hampshire and Strafford County. Mark explained that the population was increasing but it'll be tapered off a little bit. Mark explained that the cost has gone up production of housing has slowed as well. Mark discussed the population regionally and local projections. The presentation moved into the discussion of household sizes, age factors, market rates, pricing of housing, public school enrollment numbers. Mark discussed where the data gets pulled from, and dependent on data from several sources. The Department of Transportation, flyovers to do the digitization of the land use change and using 2015 data. The flyovers didn't happen because of COVID, and don't have those 2020 flyovers yet to be able to go in and digitize the land use change. At this time; the 2015 as the best available when it comes to population, anything demographic, socioeconomic that they received from the US has this Bureau

from there the most recent information and data we have is 2021 that is the most recent that has been released from the Census Bureau (used to be the long form census).

SRPC went to discuss further on the data sources and the margins of error. The margins of error in it are atrocious it in many cases the data is not statistically valid, particularly for the small. For smaller communities, so where the 2020 decennial census, which is the 100% count census is available, they will often defer to that because it is more reliable than the survey data that estimates. The housing costs of the housing cost data, he has either been pulled from New Hampshire housing and then the the Realtors Association, MLS data. But the New Hampshire housing data is current through 20. When finalizing the analysis, we had partial year 22 data from New Hampshire housing and that would have been on purchase price and rental costs. Jen stated this is to give an idea of the currency of the data and we're at a point where for this the timing is just spectacular because we've got the best, most reliable data.

Jen stated to the board that the Housing master plan chapter about to begin being updated, is great opportunity because of the good baseline of information and then go in a bit more in-depth and more detail. Mark will be a great resource for the data portion.

The board has a brief discussion with SRPC with regards to school enrollments, population demographics and the housing prices. The board inquired about the information specific to Barrington.

Jen went to further explain that every year they get information from the code enforcement officer every town and say how many units did you build, whether it's multifamily, manufactured, single family homes.

Next the discussion went to discuss the regional projected employment growth throughout the region. Net migration was the population change experienced in a community that is not a result of births or deaths. Births obviously increase the population deaths obviously decreased it. When the actual subtraction of the whole or the difference in the whole population and subtract that out, you're left with who's moved into the community or moved out of the community. This led into the presentation of rental units and availability of housing stock, rental pricing, purchasing pricing and the costs associated with those housing stock options, with around a 1% vacancy rate in the region. With the employment growth the example of affordability and pricing dependent upon wages. The example given in the presentation was with professionals, specifically engineering professional as the example. As part of the process, the regional planning commissions working with the States Department of Business and Economic Affairs as well as New Hampshire Housing Finance Authority and together with those other folks we pulled together to prepare the housing needs or projections for all of New Hampshire. Jen explained it all pulls together and ties to the scene housing projections that are in the states housing needs assessment as well. To do this work, we referred to the State Statute on the workforce housing to understand and define what affordable is the projections we started with population projections that Mark had shared on more than very first slides. They started with those population projections and took those that projected growth and then use what's called a headship model, getting into the weeds here to determine how many households are anticipated to be added as a result of that population growth. The presentation showed the data collected in visual, graphical data about projected needs, and homeownership.

The board has a brief discussion with SRPC with regards to workforce housing and the building of homes.

Mark discussed he researched the building current issue, and noted regionally the projection projected demand is declining. This in relation to net migration and natural population change. New Hampshire's population is older, on the whole is projected to see negative population change in almost every community.

SRPC state the information presented is getting into preparing some resources for when the Town start digging into the housing chapter. The data within the region, data was collected by zoning ordinances as well as various natural resource data layers and the developed land data layers. The developed land data layer is somewhat outdated, so it is not perfect. But what was subtracted was any land that is constrained. So if it is developed, if it is wet, anything along those lines was pulled that lands out, to view the data where there was developable residentially zoned land in a region. Then looked at infrastructure of water and sewer. That aids in understanding what can be support on our landscapes within the region. There's no one size fits all recommendation for development patterns or types of development. This assists in working to identify and write size our recommendations to the community based upon what can be supported by the land. It also touches upon a bunch of different, newer trends that are more difficult to quantify, how they might impact the housing market. There are outliers that the Census Bureau, couldn't show, due to some significant fluctuations that are happening in the market that are going to change things and we just don't know how. Such as COVID, climate change, monetary policies, such as interest rates increasing, student enrollment levels, smaller household sizes, the current household composition and we use what it is today to project into the future.

Jen went on to discuss the issue that's not as much of a an issue in our region, as opposed to the North Country of New Hampshire, is a short term rentals short. The North Country actually has a significant number of short-term rentals for our region. She went on to discuss a resource hosted by the Office of Planning and Development. They're going through and sharing many of the materials developed as part of calling the New Hampshire housing toolbox. There's an interactive website, publication, and walks through everything you would ever want to know about housing in New Hampshire. However, she emphasized that it's not a one size fits all. A dozen things in there that could apply to Barrington in particular.

The Board briefly discussed that the dilemma in Barrington is that some of the low cost housing solutions are not well received in the town. Also noted the zoning change to reduce density.

Jen noted that there is a data snapshot of the Barrington Community that was prepared by SRPC. There is a lot of data, information, great resources located int eh document. She stated that the SRPC looks forward to continuing the conversation for the Master Plan Housing chapter. The housing committee can look exclusively at the data.

SRPC has a brief discussion on the unique qualities Barrington may have due to population and income level, and how to have it specific for Barrington.

Jen stated that during the Housing Master Plan Chapter, those deails would be worked out with the subcommittee. (Presentation from SRPC is found where within the meting minutes.)

(insert presentation)

C. Work Session: Subdivision Regulations Work Session by Planning Board.

The Board reviewed the additional comments and corrections from Town Planner and Town Engineer for the updates to the Subdivision Regulations. No comments or issues. The Public Hearing will be at the July 11, 2023, meeting.

Changes/additions from the May 16, 2023, Work Session.

- 1.4 Jurisdiction note moved to inspection section
- 2.5.9 for submittals no later than 15 days prior to the meeting (edited timing)
- 5.15 one color and eleven black and white copies (edited numbers)
- 7.5.3(2)(c) Traffic Studies shall consider seasonal traffic variations when completing the analysis. (New)
- 11.4 (Entire Section) Building envelope (new)
- 11.11 (Entire Section) Names of subdivisions and streets
- 12.1.7 Consultants added here and removed from 12.8.10(1)
- 12.8.6 Surety of work – entire section reviewed and updated with Town Attorney removed and put under section 18.5.
- Surety moved to Construction administration procedures
- New article 18: Construction administration procedure
- Definitions are now article 19.

(Insert file here)

8. ADJOURN

- A. Adjourn the Planning Board Meeting. The next Planning Board meeting is a Public Hearing on July 11, 2023, at 6:30 PM.

Meeting Adjourned at 8:35 PM.

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