



BARRINGTON PLANNING BOARD MEETING

NEW LOCATION: EARLY CHILDHOOD LEARNING CENTER

77 RAMSDELL LANE

Barrington, NH 03825

(Approved June 5, 2016)

Tuesday May 17, 2016

6:30 p.m.

Meeting Minutes

Members Present

Fred Nichols, Chair

James Jennison, Vice Chair

Richard Spinale

Daniel Ayer-ex-officio

Member Absent

Joshua Bouchard

Alternate Member Present

Andrew Knapp-ex-officio

Town Planner: Marcia Gasses

Matt Sullivan, Strafford Regional Planning Commission

MINUTES REVIEW AND APPROVAL

1. Approval of the May 3, 2016 Meeting Minutes.

Without objection the minutes were approved as amended.

PUBLIC HEARING

2. **MASTER PLAN UPDATES**

The Planning Board will be holding a Public hearing for the adoption of the Master Plan Existing Land Use Chapter and Existing Housing/Demographics Chapter.

Copies available in the Land Use office or on line under Land Use Notices.

http://www.barrington.nh.gov/Pages/BarringtonNH_Land/index

M. Gasses explained that the Planning Board had started a small subcommittee to work with Strafford Regional Planning about a year ago. The Planning Board had decided to amend the Master Plan a Chapter at a time both for ease of updating and for financial reasons. The first two chapters that were being updated were the Existing Land Use and Existing Demographics and Housing; both chapters were very data driven. The Town had contracted with Strafford Regional Planning to work on the updates to the Master Plan. M. Gasses then introduced Matt Sullivan.

Matt Sullivan of Strafford Regional Planning Commission drafted the Existing Demographics and Housing Chapter, while Liz Durfee of Strafford Regional Planning Commission had drafted the Land Use Chapter. Mr. Sullivan expressed that the title should be the “Existing Land Use Chapter”.

Mr. Sullivan explained the Executive Summary contained an overview of the chapter. The introduction information was provided primarily for people reading the document who were not from the area. The document discussed the base and overlay Zoning Districts. Land Use Characteristics included nearly 80% of the land was comprised of undeveloped land. The SRPC data set had been used to develop a map of land use by type. Existing Development both residential and commercial had been depicted by building footprints. Reference was made to the 2007 Town Center Plan. Conservation land areas had been identified. Land use development patterns were identified. The document contained a buildout analysis estimating 52.5% of the remaining land in Barrington was estimated as suitable for development.

Mr. Sullivan then explained the Existing Demographics and Housing Chapter. The Executive Summary described the Town as currently relying heavily on residential development as its tax base with limited opportunity for commercial growth and development due to the current zoning environment.

The Town had experience a high growth rate over the last fifty years but a leveling off of growth as a result of the declining in migration and aging population. The goals of the chapter focused on creating a regulatory environment and policies that attracted younger generations in order to ensure the stability of the community while identifying solutions that would allow for Barrington’s older residents to age-in-place or age- in- community.

Projected population was discussed in the document along with projected school enrollment, which was projected to remain flat. The housing units in Town were growing in number but the occupants per household was declining. Household characteristics were described. Barrington Assessing Database Analysis was described as well as housing and rental costs. An affordability analysis was completed. In New Hampshire, affordable was defined as when housing expenses for a unit (utilities and rent or mortgage payments including utilities and insurance) were below 30% of the units median household income.

Fred Nichols opened public comment

Stephen Graves expressed that the burden on a resident should include property taxes to get an accurate depiction.

A. Knapp asked if the population numbers could be updated.

Matt Sullivan expressed that the numbers were not the most current, but were based upon 2010 census data.

M. Gasses expressed the enrollment figures were updated during the School Impact fee update.

Stephen Graves asked expressed that the tax rate needed to be included to reflect and accurate cost of home ownership.

F. Nichols expressed that he would like to see a shifting of the tax burden to commercial development.

Mr. Sullivan suggested he do a complete rewrite of the accessory dwelling section.

F. Nichols closed public comment.

M. Gasses asked that the Board discuss at the June 7th meeting setting a date for a second public hearing.

COMMUNICATIONS RECEIVED

REPORTS FROM OTHER COMMITTEES

UNFINISHED BUSINESS

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

F. Nichols expressed he wanted everyone to agree that he could sign plans when they were ready for certification as was the practice prior to A. Gaudiello's chairmanship. An e-mail could be sent out letting the board know that he would be signing the plans.

D. Ayer expressed the Chair or Vice Chair would sign.

The consensus was to allow the Chair or Vice Chair to sign plans when they were ready.

3. Riggins Rules.

F. Nichols expressed they were passed out for people to look at as a reference. The rules would not appear on the agenda again unless a member requested the topic to be added.

4. Review of a request for a building permit on Hemlock Lane a private road, for Hannelore & Eberhard Moebius Map 124, Lot 44.

The consensus of the board was to send the standard memo to the selectmen that expresses the Board does not see any conflict with the rules.

5. New Cases before the board for June 7, 2016.

M. Gasses expressed the Board would have one 2 lot subdivision on Franklin Pierce Highway at the June 7th meeting.

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

The next meeting was scheduled for June 7, 2016 at 6:30 p.m. at the Early Childhood Learning Center.

Respectfully submitted,

Marcia J. Gasses
Town Planner & Land Use Administrator.