



BARRINGTON PLANNING BOARD MEETING

NEW LOCATION: EARLY CHILDHOOD LEARNING CENTER
77 RAMSDELL LANE
Barrington, NH 03825

Tuesday July 5, 2016

6:30 p.m.

(Approved August 16, 2016)

MEETING MINUTES

NOTE: THESE ARE SUMMARY ACTION MINUTES ONLY. A COMPLETE COPY OF THE MEETING AUDIO IS AVAILABLE AT THE LAND USE DEPARTMENT.

ROLL CALL

Members

Fred Nichols, Chair

James Jennison, Vice Chair

Richard Spinale

Daniel Ayer-ex-officio (arrived at 6:55pm)

Alternate Member Absent: Andrew Knapp-ex-officio

Town Planner: Marcia Gasses

MINUTES REVIEW AND APPROVAL

1. Approval of the June 21, 2016 Meeting Minutes.

Without objection the minutes were adopted with typographical corrections on lines 125,202 and 325.

PRELIMINARY CONCEPTUAL REVIEW

2. [235-82-TC-16-Pre.ConcReview \(Owner: Federal Savings Bank, Dover\)](#) Request by applicant for a Preliminary Conceptual Review to reconstruct existing branch bank and add two future pad sites located at 6 Eastern Avenue (Map 235, Lot 82) on a 2.38 acre site in the Town Center (TC) Zoning District. BY: Dana C. Lynch, PE; Civil Works New England; P.O. Box 1166; Dover, NH 03821-1166.

F. Nichols gave a description of the Preliminary Conceptual Review to reconstruct an existing bank.

Dana Lynch from the Board of Directors for Federal Savings Bank with Kelly Glennon Vice President of Retail Banking for Federal Savings Bank and Steve Haight, Civilworks New England are working on new conceptual design for the bank on Eastern Avenue. Dana explained that the existing building was built in the early 70's. They are looking to tear down the existing building, come in for site review and replace in spring of 2017.

Steve Haight from Civilworks New England explained that they have spoken with the church about what the plans were for the site. Steve showed the pictures and layout and floor plans of what they wanted for the bank. Steve explained that the lot is flat and sandy. They are looking to keep the other two pads as retail that would be complimentary to the bank. Steve explained placement of the driveway would be on the side so that it would not be the main focus of the bank. They were looking for any questions or feedback on the conceptual design.

D. Ayer asked about drainage and rain gardens.

Steve Haight explained that they did the work for Millo's it was 10 to 12 feet of sugar sand and they are planning on having everything infiltrate to in the ground. It will be built up so that drainage will be away from the landscape area. Steve explained that a couple of test pits that have been done in the past will be validated and this is suitable for this time of drainage.

D. Ayer asked about leaving as many trees for a buffer as possible.

Steve Haight explained that the tree lines would stand as much as possible. The trees will be left on the back side edge.

F. Nichols asked what was in the surrounding area.

Steve Haight explained that there was the church, residential condos, an empty lot with a site plan, George Calef's Fine Foods and the bank on the corner of the intersection.

R. Spinale asked if currently the traffic went in front of the bank to the church and around the back.

R. Spinale asked if one road will do the same thing.

Steve Haight confirmed that is exactly what it will do. Steve explained that this would help with the traffic flow. Steve said that as he said the church is on board with the plans.

F. Nichols asked about creating two more pads.

Steve explained that they would like to create two more pads and that there is plenty of land for septic's and well capacity along with the bank.

F. Nichols asked if they had any idea of what might be going on the other two pads.

Steve Haight explained that it would be restricted to commercial retail no gas station or food. It will be complimentary to the bank.

Dana Lynch explained that they are still working on what to have there. There will be limits to what will go at this location. Dana explained it will not be high traffic volume. He explained that it is only a 2.5 acre site there are limitations.

F. Nichols asked if they had plans on subdividing and selling off the pads.

Dana Lynch explained that they are looking at what their options are. They may sell the pad sites at a future date. Dana explained that they are working on the land uses for this area.

D. Ayer asked about selling the lots.

Dana Lynch explained that they would be sold as condominium sites. Parking and maintenance will be shared as an association.

R. Spinale asked if the bank was going have the spaces available to sell but the bank will not be building on these pads.

Dana Lynch explained that they are not going to be building on these pads. Dana explained that the site was not suitable for subdividing for what they would need to do. After looking at the zoning ordinance they found other things that were more suitable for this site than subdividing. Dana explained that he read briefly through the Envision online to see what would best fit this area.

R. Spinale asked if they would continue operating out of this location while they were planning the new location.

Dana Lynch explained that they are looking into demolition of the existing building while continuing operating out of this location. There are portable banks we need to know how they work. The layout is based on having a temporary bank on the site while the new one is being built.

F. Nichols asked Marcia Gasses, Town Planner if the town had any restrictions on a temporary building.

M. Gasses suggested that when they come before the board make it part of their approval for one of the phases of the site review so they will not need to come back. Then they would go to code enforcement and building codes for bringing in a temporary building for what they needed to do.

F. Nichols asked if the Town had any restrictions about bringing in a temporary trailer or modular building.

M. Gasses explained that the regulations will have to be looked at to see if there were any issues. Marcia explained that zoning will need to be looked at. The only problem may be the architectural standards will need to be looked at and could can be waived for a temporary amount of time from the planning board.

F. Nichols concerned that this was not allowed.

M. Gasses explained that we are trying to be business friendly in Barrington.

Dana Lynch explained that 10 years ago they remodeled and had a temporary bank while they were remodeling.

M. Gasses did not see an issue, but there would be a time frame with the approval.

Dana Lynch explained that on their plan they will show location along with where water and septic will be located this will be phase one. Phase two will be the construction of the bank and phase three might be the pads.

M. Gasses explained the demolition will be part of phase one and the temporary building.

Steve Haight explained the different phases that they would be doing.

R. Spinale asked when this would get off the ground and start moving forward with the process.

Steve Haight explained that they would be back to the board in the next couple of months with a full application and start construction in the spring.

F. Nichols thanked them for coming.

MASTER PLAN UPDATES

3. The Planning Board will be holding a Second 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

F. Nichols gave a brief description of the second public hearing and asked M. Gasses, Town Planner if she had anything to add.

M. Gasses explained that Matt Sullivan from Strafford Regional Planning made changes based on the last meeting. Marcia explained that this is a public hearing. She said that after Matt does the overview of the changes that this will be open for public comments and if the board chose they could vote of these two chapters, so the board can move forward with the next chapters.

Matt Sullivan from Strafford Regional Planning started with the Existing Land Use Chapter. Matt explained that the changes from the last meeting had been made.

Matt spoke about the Demographics and Housing Chapter. Matt spoke to Bruce Mayberry about the school impact fees and he changed the enrollment projection figure. Matt explained that the cost burden with taxes on page 16 the third paragraph was included. These are the only modifications made.

F. Nichols asked if any comments from the board.

M. Gasses asked if the date on page four in the Demographics and Housing could be changed to 2016.

Matt Sullivan said he will make the change.

F. Nichols opened public comment.

Paul Mausteller questioned housing cost per unit, limited commercial tax base, increased tax burden and whether Matt was indicating limited or lack of commercial tax base was the cause.

Matt explained that it was lack of commercial tax base.

F. Nichols closed public comment.

A motion was made by R. Spinale and seconded by J. Jennison adopted without objection.

4. [257-23.1,2 & 3-GR-16-LL \(Owners: John & Pamela Bingham\)](#) Request by applicant for a proposed Lot Line revision to change Map 257, Lots 1,2 & 3 and waivers from Zoning Ordinance Article 4.1.1 all required setbacks, Subdivision Articles 5.3.1 Existing Conditions Sections (5) (6) &(9)located on Merry Hill Road (Map 257, Lots 1,2 & 3) in the General Residential (G) Zoning District. BY: Berry Surveying & Engineering; 335 Second Crown Pt Rd; Barrington, NH 03825.

F. Nichols gave a brief description of the Lot Line revision.

M. Gasses explained that the applicant came before the board in March and April for two subdivisions from the same applicant. The final plan sets were received today they need to be reviewed then signed by the chair. The original subdivisions will need to be signed and recorded before the lot lines can be signed and recorded. M. Gasses checked with the attorney originally when you do revised lot lines you need to do revised deeds but in this case they are no deeds. M. Gasses explained that when they do a deed it is done it will reflect the new lot lines.

M. Gasses spoke to Daniel O'Lone from Berry Surveying she explained that the driveways on the three lot subdivision need to be shown so that they don't need a special exception. This is a condition of approval.

Daniel O'Lone from Berry Surveying explained the lot line revision. Daniel explained what where the revised lines would be shown on the plan. Daniel explained that there will be no additional lots being created.

Lot 23-1 will be 1.83
Lot 23-2 will be 2.99
Lot 23-3 will be 45.72

F. Nichols asked about the breakdown of each lot by the colors Daniel supplied.

Daniel O'Lone explained the breakdown by the colors he supplied.

J. Jennison asked if there was a reason for the revision.

Daniel O'Lone explained that the reason for the change was that someone is interested in purchasing.

R. Spinale asked if the reason for the purchase was to give more road frontage.

Daniel O'Lone said he didn't know the reason, but it does give more road frontage.

Daniel O'Lone explained that the driveway would still need to be shared on the boundary line as M. Gasses stated.

F. Nichols asked if there were any comments.

R. Spinale asked that they were going to have three lots. He wanted to know if any land could be taken from the large lot. He asked if they needed to do three deeds.

Daniel O'Lone said that they would need to do three deeds.

M. Gasses explained that there were no deeds at this point when they do deeds they will need to reflect the new lot lines. M. Gasses explained that final documents could not say proposed.

M. Gasses explained that they needed to address the waivers first.

F. Nichols explained how they were going to go over the waivers.

Requested Waivers:

1. 5.3.2(17) Building Envelopes

A motion was made by J. Jennison and seconded by R. Spinale to approve because not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations. The motion carried unanimously.

2. 5.3.1(5) Boundary Survey of the entire parcel

A motion was made by J. Jennison and seconded by D. Ayer to approve because not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations. The motion carried unanimously.

3. 5.3.1(6) Two-foot contour intervals shown over all subject parcels

A motion was made by D. Ayer and seconded by R. Spinale to approve because not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations. The motion carried unanimously.

4. 5.3.1(9) Existing Natural Features, including wetlands on the entire parcel

A motion was made by D. Ayer and seconded by J. Jennison not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations. The motion carried unanimously.

A motion was made by D. Ayer and seconded by R. Spinale to accept the application as complete. The motion carried unanimously.

F. Nichols opened public comment.

Paul Mausteller asked if the 10 conditions had been met of the original approval before today's meeting.

M. Gasses explained if you looked at the conditions the plans needed to be recorded first prior to the lot lines being signed and recorded. This is a condition of the approval.

Paul Mausteller asked where the applicant was making changes are they going to need to create a new state subdivision approval.

M. Gasses explained that the applicant was just adjusting the lot lines.

Daniel O'Lone explained that he didn't think it was going to be an issue but he would check into it.

Paul Mausteller questioned the waiver on the entire boundary survey being waived on the condition of the prior subdivision in February they were going to have to do boundary monumentation every 300' he wanted to know if this was being waived.

M. Gasses explained that they didn't have to survey the whole property it had been part of the waivers granted.

F. Nichols closed public comment.

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DRAFT
NOTICE OF DECISION

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built received: N/A</i>	<i>Surety returned: N/A</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>			
Proposal Identification: 257-23.1,2 & 3-GR-16-LL (Owners: John & Pamela Bingham) Request by applicant for a proposed Lot Line revision to change Map 257, Lots 1,2, & 3 and waivers from Subdivision Articles 5.3.2(17) Building Envelopes, 5.3.1 Existing Conditions Sections (5), (6), &(9) in the General Residential (GR) Zoning District. By Berry Surveying & Engineering; 335 Second Crown Point Rd; Barrington, NH 03825			
Applicant: John R. & Pamela P. Bingham PO Box 738 Barrington, NH 03825 By: Christopher Berry Berry Surveying & Engineering 335 Second Crown Point road Barrington, NH 03825			Dated: XXXXX

Dear applicant:

This is to inform you that the Barrington Planning Board at its XXXX, 2016 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 XXXXX, 2016**, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board. *Reference 8.23 of the Town of Barrington Subdivision Regulations*

Conditions Precedent

- 1)
 - a) Add the owners signature to the final plan
 - b) Add the wetland scientist stamp & signature to the final plan
- 2) The applicant's surveyor shall certify in writing that the bounds and pins have been installed according to the plans.
- 3) List waivers granted as part of this approval (*if granted*)
 1. 5.3.2(17) Building Envelopes
 2. 5.3.1(5) Boundary Survey of the entire parcel
 3. 5.3.1(6) Two-foot contour intervals shown over all subject parcels
 4. 5.3.1(9) Existing Natural Features, including wetlands on the entire parcel
- 4) Revise the following plan notes:
 - a) Plan reference 5) Must be revised to show the recording of the subdivision with book and page number prior to the signing of the plan
 - b) Plan reference 6) must be revised to show the recording of the subdivision with book and page number prior to signing of this plan.
- 5) Provide proof the existing State Subdivision Approval is valid.
- 6) Any outstanding fees shall be paid to the Town
- 7) The applicant shall supply a draft copy of the deeds which will be used to convey ownership of the parcels. The deeds shall in each instance reference the original subdivisions conditionally approved on March 1, 2016 and April 5, 2016.
- 7) Final drawings. (a) five sets of large black line plus (c) one set of 11"x17" final approved plans plus (d) one electronic version by pdf or CD must be on file with the Town. Each individual sheet in every set of drawings must be stamped and signed by the land surveyor, engineer, or architect responsible for the plans. If there are significant changes to be made to the plans, as specified above, one full size paper check print must be sent to the Planning Department for review prior to producing these final drawings.

Conditions Subsequent

1)

I wish you the best of luck with your project. If you have any questions or concerns, please feel free to contact me.

Sincerely,

Marcia J. Gasses

Town Planner & Land Use Administrator

cc: Christopher Berry, Berry Surveying & Engineering

File

A motion was made by D. Ayer and seconded by J. Jennison to approve the applications with the last added revision with conditions as read by the planner. The motion carried unanimously.

COMMUNICATIONS RECEIVED

M. Gasses asked if anyone would be around for a CIP meeting on Thursday July 14, 2016 at 10:00am.

REPORTS FROM OTHER COMMITTEES

UNFINISHED BUSINESS

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

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

Next meeting will be August 16, 2016 6:30 p.m. Early Childhood Learning Center

Meeting was adjourned at 7:40p.m.

Respectfully submitted,

Barbara Irvine
Land Use Secretary