



**BARRINGTON PLANNING BOARD MEETING**

**NEW LOCATION: EARLY CHILDHOOD LEARNING CENTER**

**77 RAMSDELL LANE**

**Barrington, NH 03825**

**Tuesday October 18, 2016**

**6:30 p.m.**

**(Approved November 1, 2016)**

**MEETING MINUTES**

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

Members Present

Fred Nichols, Chair

James Jennison, Vice Chair

Richard Spinale

Daniel Ayer-ex-officio

Jeff Brann

Paul Mausteller

Alternate Member Absent

Andrew Knapp-ex-officio

Town Planner: Marcia Gasses

**MINUTES REVIEW AND APPROVAL**

**1.** Approval of the October 4, 2016 Meeting Minutes.

*Without objection the Board approved the October 4, 2016 meeting minutes with minor corrections.*

Line 96 change "pavement" to "driveway"

Line 103,106, spelling

Line 121 add "not sold" after half

Line 164 add "there were after" sales, add 's to Spinale and cross out was

Line 209 change to Neighborhood from General Residential

Line 233 insert "asked" after and

Line 234 delete the line

49 Line 252 insert “was” after Brann  
50 Line 272 to read “J. Brann questioned as it is not far from the intersection and this needed to be  
51 considered when backing up.

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### 53 **NON-ACTION ITEMS**

54 **2. Matthew Gallant requesting a meeting to discuss a school impact fee.**

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56 Mr. Gallant had submitted a waiver request which would be before the Board for a public hearing on  
57 November 1, 2016 and because of this did not attend.

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### 59 **Workshop Accessory Dwelling Units**

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61 F. Nichols discussed the legal requirements under HB146.

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63 The Board discussed the draft and reviewed the document a paragraph at a time.

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65 A. Revise the first sentence to read, “A maximum of (1) ADU per property is permitted *and shall not*  
66 *exceed two bedrooms*. An ADU shall not be permitted on property where more than one dwelling  
67 currently exists.

68 B. Exterior alterations, enlargements, or extension of the single family dwelling or detached Accessory  
69 Structure (AS) are permitted in order to accommodate the ADU.

70 C. Modifications to the original single family dwelling or detached AS shall fit aesthetically with the  
71 principal residence *and* neighborhood (e.g., the house should not look like it was designed to be occupied  
72 by more than one family).

73 D. The construction of any access ways into the house or detached AS that are required for access to the  
74 ADU shall be located to the side or rear of the building whenever possible.

75 E. An interior door shall be provided between the principal dwelling unit and the ADU (if located within  
76 or attached to the primary dwelling unit) that can be locked or unlocked at the discretion of the owner.

77 F. A minimum of one dedicated off-street parking space shall be provided for the ADU

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79 The Board discussed removing G. below but did not make a final decision and will revisit on November  
80 1.

81 G. New construction of a detached AS that incorporates an ADU shall meet the meet the minimum  
82 dimensional standards set forth in Article 4 of the Zoning Ordinance for a single family dwelling.

83 H. If located within a single family dwelling, an ADU shall *not exceed 1000 sq. ft. be less than 50% of the*  
84 ~~finished floor space of the modified structure (i.e., includes the ADU).~~ If the ADU is located in a detached  
85 AS, the ADU finished floor space shall not exceed 750 square feet.

86 I. A single-family dwelling or a detached AS, and lot, shall not be converted to a condominium or any  
87 other form of legal ownership distinct from the ownership of the single-family dwelling. In order to  
88 assure compliance with this requirement, the property owners at the time the ADU is established shall be  
89 required to execute a restrictive covenant in favor of the Town, which shall be recorded in the Strafford  
90 County Registry of Deeds and a copy provided to the Planning and ~~Land Use Community Development~~  
91 Department and the Assessor prior to the issuance of a Certificate of Occupancy.

92 J. The owner shall occupy one of the two dwelling units. Electric, water, and sewer utilities shall be  
93 metered on a single bill.

94 K. Where municipal sewer is not provided, the septic system shall meet NH Water Supply and Pollution  
95 Control Division requirements for the combined system demand for the total occupancy of the premises.

96 ~~L. Any impact fees in place shall be assessed at the time of the building permit and paid prior to the~~  
97 ~~Certificate of Occupancy.~~ *No Impact Fee shall be assessed for ADU's.*

98 M. A Certificate of Use for an ADU issued by the Zoning Administrator is required to verify  
99 conformance with the preceding standards. Said certificate shall be valid until there is a transfer of

100 ownership of the property. If use of the ADU is to continue, the new owners of the property shall obtain  
101 an ADU Certificate of Use. Fees shall be levied as set forth in the Town of Barrington Adopted Schedule  
102 of Fees, as amended annually, for ADU Certificate of Use and renewals.

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### 107 **Workshop Sign Ordinance**

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F. Nichols handed out a sheet with proposed changes for page one of the draft ordinance. The Board discussed the revisions and agreed to eliminate the last sentence in the Purpose Statement. The sentence as written did not make sense.

#### 113 **20.1....Purpose**

114 The purpose of this section is to create a legal framework for signage regulations that are intended to  
115 facilitate a flexible and agreeable communication between people. Such a regulation acknowledges the  
116 need to protect the safety and welfare of the public, the need for a well maintained attractive appearance  
117 throughout the Town of Barrington and the need for adequate business identification, advertising and  
118 communication. ~~While this section recognizes that aesthetics and design quality cannot be satisfactorily  
119 legislated, it can be eliminated by sensible quality control through adequate maintenance and inspection,  
120 and by reasonable guidelines formulated to minimize clutter.~~

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122 The Board decided to continue discussion of the sign ordinance on November 1, 2016 if time allowed.

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124 Respectfully submitted,

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126

127 Marcia J. Gasses

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Town Planner and Land Use Administrator

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