



**BARRINGTON PLANNING BOARD MEETING**

**NEW LOCATION: EARLY CHILDHOOD LEARNING CENTER**

**77 RAMSDELL LANE**

**Barrington, NH 03825**

**Tuesday December 5, 2017**

**6:30 p.m.**

**(Approved 12/19/2017)**

**MEETING MINUTES**

**Members Present**

Fred Nichols, Chair

James Jennison, Vice Chair

Casey O'Brien-ex-officio

Jeff Brann

Richard Spinale

Steve Diamond

Donna Massucci

Alternate Member: Dan Ayer-ex-officio (absent)

Town Planner: Marcia Gasses

**MINUTES REVIEW AND APPROVAL**

1. Approval of the November 7, 2017 Meeting Minutes.

*The minutes were approved without objection with minor corrections to lines 200 and 585.*

2. Approval of the November 14, 2017 Meeting Minutes.

*The minutes were approved without objection with minor corrections.*

**ACTIONS ITEMS CONTINUED FROM NOVEMBER 7, 2017**

3. [270-66.3-RC-17-SR \(Owners: Steve Phillips\)](#) Request by applicant to propose a working and display nursery which would include a gravel parking area, paved section with accessible parking, small greenhouse and storage trailer on a 3.8 acre lot located on Labrador Lane (Map 270, Lot 66-3) in the Regional Commercial (RC) Zoning District. BY: John P. Lorden, PE, MSC a Division of TF Moran, Inc.; 170 Commerce Way, Suite 102; Portsmouth, NH 03801.

[F. Nichols](#) gave a brief description of the application.

M. Gasses read the following staff comments:

The application was accepted as complete on November 7, 2017 and a site walk was held on November 9, 2017 to view the road and the site. Staff previously visited the road with Peter Cook, Road Agent where he had expressed concern with the road. Memos have been received from both Rick Walker, Fire Chief and Peter Cook, Road Agent.

M. Gasses explained that no waivers were requested.

John Lorden, P.E., from MSC a division of TF Moran, Inc. was representing Steve Phillips owner of Heidleberg Farms. He recapped the following from the site walk:

- a. Remove the note from plan about all fertilizer usage.
- b. Silt sock detail
- c. Verified that compacted gravel can be used but needs to be maintained.
- d. A note that fertilizer and pesticides would not be stored on site.
- e. Lighting

[F. Nichols](#) read the following from Planner's comments:

The current road width should be increased to 20' [from Route 4] to the property line. The current road varies in width from greater to 20' to less than 20'. He asked if the Board agreed.

[J. Brann](#) questioned if this was a common driveway or a road. He explained that this could not be a common driveway because 4 lots served by a common driveway it would have to have 2 lots with frontage on a common road. He also explained that if a commercial property is on the driveway it would need to be 20' wide.

[F. Nichols](#) explained that the Board had decided that the road would only need to be 20' wide.

[J. Brann](#) explained that with 4 units that this lot could not be a common driveway per the regulations. He explained if this was determined to be a private road that paving could be waived by the Planning Board and explained that if they wanted this to be a Town road it would need to be paved. He read from the regulations that the road would need to be built Town standards.

[F. Nichols](#) asked if this could be a driveway.

M. Gasses explained that there are 2 lots that have frontage on Route 4.

[J. Brann](#) questioned if they had the needed access.

M. Gasses explained that on the tax map it does have the required frontage on Route 4, and explained that this could be classified as a private driveway. She read the Planners Comments as follows:

1. Add contiguous uplands to the plan
2. Add owner's signature to the final plan
3. Add the NHDOT's driveway permit number to the plan. This is an intensity in use and will require an updated permit for the entrance with Route 4.

4. Add Hours of operation (daylight hours)
5. Months of operation (year around)
6. No parking on Labrador Lane (parking 20' of clear passage for emergency vehicles along Labrador Lane)
7. A Certificate of Occupancy before you open to the public

F. Nichols opened public comment.

Peter Loiselle from 474 Beauty Hill Road explained that as long as fire trucks could go down the road and turn around he had no problem.

F. Nichols closed public comment.

D. Massucci asked about setting the hours because it gets dark at 4:00.

Steve Phillips stated that he would put 7am to 7pm.

R. Spinale was concerned that giving the hours for the public to work with him as a business as the sunrise to sunset would make it flexible for what the applicant was trying to accomplish. He felt that he was restraining the applicant because the time conditions don't account for it gets dark at 8 or 8:30 in the summer.

M. Gasses explained that for the level of use for the business right now, sunrise to sunset were appropriate but if he was going to expand with more retail and traffic then he would need to come back.

M. Gasses read conditions precedent:



## Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0195

[barrplan@metrocast.net](mailto:barrplan@metrocast.net)

[barrplan@gmail.com](mailto:barrplan@gmail.com)

## DRAFT NOTICE OF DECISION

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built received:</i>	<i>Surety returned</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.			

**Proposal Identification:** 270-66.3-RC-17-SR (Owner: Steve Phillips) Request by applicant to propose a working and display nursery which would include a gravel parking area, paved section with accessible parking, small greenhouse and storage trailer on a 3.8 acre lot located on Labrador Lane ( Map 270, Lot 66-3) in the Regional Commercial (RC) Zoning District. By John P. Lorden, PE, MSC a division of TF Moran, Inc.; 170 Commerce Way, Suite 102; Portsmouth, NH 03801.

Owner:  
Steve Phillips  
33 Sofia Way  
Nottingham, NH 03290

Professional:  
John P. Lorden, PE  
MSC a Division of TF Moran, Inc.  
170 Commerce Way, Suite 102  
Portsmouth, NH 03801

Dated: xxxxxx, 2017

**Dear applicant:**

This is to inform you that the Barrington Planning Board at its XXXXX, 2017 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, 2018, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board.

**Conditions Precedent**

- 1) Add the following plan notes
  - a) Add the NHDOT driveway permit number to the plan
  - b) Add the hours of operation – Daylight hours
  - c) Months of operation year round
  - d) Add contiguous uplands to the plan
  - e) An intensity in use will require additional Planning Board Approval
  - f) 20' of clear passage must be maintained for emergency vehicles along Labrador Lane
- 2) a) Add a turning template for the entrance to the lot.
- 3) The current road width will be increased to 20' to the property line.

- 4) Add the owner's signature to the final plan.
- 5) A Certificate of Occupancy is required upon completion of building construction and site work.
- #6) Any outstanding fees shall be paid to the Town
- 7) Prior to obtaining Board signature, the Applicant shall submit three(3) complete paper print plan sets and supporting documents as required in Article 3 with a letter explaining how the Applicant addressed the conditions of approval. This shall include final and complete reports for all items submitted during review for the Town of Barrington's file. The Town shall retain a signed and approved reproducible 11"X17", and PDF format with supporting documents for Town records.

## **General and Subsequent Conditions**

#1) Where no active and substantial work, required under this approval has commenced upon the site within two years from the date the plan is signed, this approval shall expire. An extension, not to exceed one year, may be granted, by majority vote of the Board so long as it is applied for at least thirty days prior to the expiration date. The Board may grant only one such extension for any proposed site plan. All other plans must be submitted to the Board for review to ensure compliance with these and other Town ordinances. Active and substantial work is defined in this section as being the expenditure of at least 25% of the infrastructure improvements required under this approval. Infrastructure shall mean in this instance, the construction of roads, storm drains, and improvements indicated on the site plan. RSA 674:39

(Note: in both sections above, the numbered condition marked with a # and all conditions below the # are standard conditions on all or most applications of this type).

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: File

*A motion was made by C. O'Brien and seconded by S. Diamond to approve the site plan as read into the record. The motion carried unanimously.*

## **ACTION ITEMS**

4. [114-35, 51 & 55-GR-17-LL \(Owners: Geraldine S. Baxter Revocable Trust of 2010\)](#) Request by applicant for a lot line adjustment between Map 114, Lot 35 and Map 114, Lot 51 and Map 114, Lot 51 and Map 114, Lot 55 and waivers at 269 and 511 Beauty Hill Road (Map 114, Lots 35, 51 & 55) in the General Residential (GR) Zoning District. BY: Steven M. Oles, L.L.S., Norway Plains Associates, Inc.; PO Box 249; Rochester, NH 03866-0249.

F. Nichols gave a brief description of the application.

Steve Oles, L.L.S. from Norway Plains Associates was there on behalf Geraldine S. Baxter Revocable Trust of 2010 for a lot line between Map 114 and Lots 35, 51 and 55. He explained that the trust request was to split the lots between the three and explained the breakdown of the lots. He explained that Lot 35 would be downsized to roughly 4 ½ acres, Lot 51 to be approximately 16 acres and Lot 55 would be increase by 7+ acres to be added to Lot 55. He explained that the intent was to do a lot line adjustment between the 3 lots.

M. Gasses explained that there was a glitch on Map 114, Lots 35 and 39. In 2006 the Baxters' deeded a piece of land to Pauline Swain without lawfully coming before the Planning Board and following the approval process. She explained that the Town attorney suggested that a separate application come before the Planning Board to complete the lot line process and get this corrected. She explained that this was missed by the accessing department and when they received the corrective deed they merged it to tax Map 114, Lot 39, because they hadn't check with Planning Office. She explained that this would need to be corrected before the lot line adjustment currently before the Board could be finalized. She explained that they could still go through the process but the correction needed to be done first before the application before the Board could be finalized. She explained that they would need to make the lot line adjustment retroactive to August 25, 2006 when the corrective deed was transferred.

R. Spinale questioned whether when they merged that piece with Lot 39, did they want to make it all one piece or a separate lot?

F. Nichols explained that they only transferred deeds without going through the Planning Board process.

J. Brann questioned what lot was deeded.

M. Gasses explained that in 1997 when they did a subdivision it shows a line that should not be there. She explains that the applicant needs to come back in to show what was approved in 1997 with the line not there. She explained that they then would propose through a lot line adjustment to put the line there.

J. Brann asked if Lot 39 was part of the property.

Steve Oles explained that they were the 2 lots at the bottom joined at a point.

M. Gasses explained that they needed to come back before the Planning Board to make this legal.

J. Jennison asked if there was a house between the 2 lots.

M. Gasses explained that there was a house and that was why they need to come back before the Planning Board and legally correct the deeds.

R. Spinale asked if there was a deed for the way it was now.

Steve Oles explained that there was a deed creating that lot.

R. Spinale asked if the deed needed to be rescinded.

M. Gasses explained that the Town's attorney stated that if the lot line plan was retroactive to the 2006 date that the deed would be ok.

M. Gasses explained that the deed was recorded.

Steve Oles explained that this was not approved at the Planning Board level.

F. Nichols read the following waivers:

**Requested Waivers:**

**1. 5.3.1(6) Existing Grades & Topo**

*A motion was made by J. Brann and seconded by C. O'Brien to grant the waiver 5.3.1 (6) for Map 114, Lot 55 as 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 J. Jennison and seconded by C. O'Brien to grant the waiver for topo on Map 114, Lots 35 & 51 provided a minimum of topo of 80,000 s.f. on each lot delineating a minimum buildable area as 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(7) Existing Drainage Systems**

*A motion was made by J. Jennison and seconded by C. O'Brien to grant the waiver 5.3.1 (7) existing drainage systems as 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(8) Estimated Location of Existing Structures**

*A motion was made by J. Jennison and seconded by J. Brann to grant waiver 5.3.1 (8) estimated location of existing structures as 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) Natural Features**

*A motion was made by J. Brann and seconded by S. Diamond to deny waiver 5.3.1 (9) on the entire proposed Map 114, Lot 35 as 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 J. Brann and seconded by J. Jennison to grant the waiver 5.3.1 Natural Features outside the buildable area on Map 114, Lot 51 as 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 J. Brann and seconded by S. Diamond to grant the waiver 5.3.1 Natural Features outside the buildable area on 114, Lot 55 as 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. Vote 6/1*

Diamond-Yay

O'Brien-Nay

Nichols-Yay

Jennison-Yay

Brann-Yay

Spinale-Yay  
Massucci-Yay

- 5. 5.3.1(10) Man-made features such as, but not limited to, existing roads, stonewalls, pedestrian ways, cemeteries and other structures....**

**WITHDRAWN**

- 6. 5.3.1(11) Existing Public and Private Utilities**

*A motion was made by J. Jennison and seconded by J. Brann to grant the waiver from 5.3.1 (11) existing public and private utilities as 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.*

- 7. 5.3.2(1) Scale**

**WITHDRAWN**

- 8. 5.3.2(2) Grades**

**WITHDRAWN**

- 9. 5.3.2(3) Test Pits**

*A motion was made by J. Jennison and seconded by J. Brann to grant the waiver from 5.3.2(3) test pits for Map 114, Lots 55 & 51 as 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 J. Jennison and seconded by J. Brann to deny the waiver from 5.3.2(3) test pits for Map 114, Lot 35. The motion carried unanimously.*

- 10. 5.3.2(4)-5.3.2(15) & 5.3.2(18)**

**WITHDRAWN**

- 11. 5.3.2(17) Building Envelope**

*A motion was made by J. Brann and seconded by S. Diamond to deny the waiver from 5.3.2(17) building envelope for Map 114, Lots 35, 51 & 55. The vote was 6/1.*

*Massucci-Yay*

*Spinale-Yay*

*Brann-Yay*

*Jennison-Yay*

*Nichols-Yay*

*O'Brien-Nay*

*Diamond-Yay*



*A motion was made by R. Spinale and seconded by C. O'Brien to continue consideration of the application January 2, 2018. The motion carried unanimously.*

5. [220-5-GR-17-\(2\) Sub \(Lois A Tanguay & Kathleen A Brown\)](#) Request by applicant to subdivide 31.84 acre lot into 2 equal parcels and waivers. Proposed Map 220, Lot 5 to be subdivided into two lots with each lot having 15.92 acres per lot located at 33 Greenhill Road (Map 220, Lot 5) in the General Residential (GR) Zoning District. By: Daniel O'Lone, Project Manager; Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.

F. Nichols gave a brief description of the application.

Daniel O'Lone from Berry Surveying & Engineering representing Lois A. Tanguay & Kathleen A. Brown Located at 33 Green Hill Road tax Map 220, Lot 5. He explained the location of the property on Green Hill Road that the application would be a backlot subdivision. He explained that the applicants were proposing subdividing into even two lots which would be for giving to the grandchildren in the future.

F. Nichols read the waivers:

**Requested Waivers:**

**5.3.1(9)** Natural features such as streams, marshes, lakes, ponds, rock outcrops, wooded areas, significant trees, ledge and other significant environmental features, including wetland areas as defined in the Zoning Ordinance.

*A motion was made by J. Brann and seconded by S. Diamond to grant the waiver from 5.3.1(9) natural features 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.*

**5.3.1(6)** Existing grades and topographic contours....

*A motion was made by J. Brann and seconded by S. Diamond to grant the waiver from 5.3.1(6) existing grades and topographic contours as 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 J. Jennison and seconded by R. Spinale to accept the application as complete. The motion carried unanimously.*

F. Nichols read the following comments from the planner:

1. The Barn located on Map 220 Lot 5 will now be located in a wetland. A note should be added that any expansion or new disturbance within the buffer would require a 9.6 Special Permit.
2. Please show the required 300' of sight distance.

J. Brann explained the subdivision regulations states under backlots permitted shall be deeded as unsubdividable unless additional lots conform to town zoning and subdivision standards. He questioned that he did not see anything in this proposal.

M. Gasses explained that needs to be amended. She explained that you cannot subdivide unless you meet the requirements of the regulations.

J. Brann questioned this.

M. Gasses explained that there were some problems with these regulations. M. Gasses explained that it is no longer accepted practice to incorporate conditions into deeds based on regulations that can change.

J. Brann explained that he didn't know how to handle this if the regulations haven't been updated.

J. Jennison explained that if in the 3 years zoning changed and there was a deed restriction you can't enforce it.

M. Gasses explained that there are other changes in the regulations needed.

F. Nichols asked if there could be a waiver for this article.

M. Gasses stated that this could be waived.

*A motion was made by J. Brann and seconded by R. Spinale to waive 11.2.4 (5) backlot permitted from this application specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.*

*Vote 6/1*

*Massucci-Yay*

*Spinale-Yay*

*Brann-Yay*

*Jennison-Yay*

*Nichols-Yay*

*O'Brien-Yay*

*Diamond-Nay*

F. Nichols opened public comment.

Richard Ashford from 94 Scruton Pond Road asked about his property line given where applicant show a fence and wanted to make sure that the applicant wasn't claiming his property.

Daniel O'Lone stated that the survey showed that the piece of property in question was owned by Richard Ashford.

M. Gasses read Conditions Precedent:



## **Planning & Land Use Department**

**Town of Barrington**

**PO Box 660**

**333 Calef Highway**

**Barrington, NH 03825**

**603.664.0195**

## DRAFT NOTICE OF DECISION

[Office use only]	Date certified:	As built received: n/a	Surety returned n/a
<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>			
<b>Proposal Identification:</b> 220-5-GR-17(2) Sub (Lois A. Tanguay & Kathleen A Brown) Request by applicant to subdivide 31.84 acre lot into 2 equal parcels and waivers. Proposed Map 220, Lot 5 to be subdivided into two lots with each lot having 15.92 acres per lot located at 33 Green Hill Road (Map 220, Lot 5) in the General Residential (GR) Zoning District. By: Daniel O'Lone, Project Manager; Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825			

Owner: Lois A Tanguay & Kathleen A Brown 47 Greenhill Road Barrington, NH 03825  Applicant (Contact): Daniel O'Lone Berry Surveying & Engineering 335 Second Crown Point Road Barrington, NH 03825	Dated: XXXXX/2017
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### Dear applicant:

This is to inform you that the Barrington Planning Board at its XXXXX, 2017 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 XXXXXX, 2018, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board. *Reference 8.2.3 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
  - c)
- 2) Add the following plan notes

- a) The Barn located on Map 220 Lot 5 is located within a wetland buffer. Any expansion or new disturbance within the buffer would require a 9.6 Special Permit.
  - b) A waiver was granted from 5.3.1(9) Natural Features
  - c) A waiver was granted from 5.3.1(6) Existing Grades and Topography
  - d) A waiver was granted from 11.2.4 (5) Backlots shall be deeded as unsubdividable unless additional lots conform to Town zoning and subdivision standards
- 3) Add the following plan revisions to the plans
- a) Show 300' of sight distance
  - b)
- 4)# Proper and complete survey monumentation shall be installed on the properties as a condition to final approval of the application. Granite bounds shall be set at the intersection of existing or proposed lot sidelines with existing proposed streets. Iron pins (pipe or rod) are to be placed at all property line corners and angles, and all points of curvature and points of tangency. Monuments for the lot being developed shall be placed not more than 300 feet apart in any straight line. The applicant's surveyor shall certify in writing that the bounds and pins have been installed according to the submitted plan. *(Reference 8.8 of the Town of Barrington Subdivision Regulations)*
- 5) Any outstanding fees shall be paid to the Town
- 6) Final Drawings (a) five sets of black line (b) plus one set of 11"X17" final approved plans 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. Note. If there are significant changes to be made to the plans, as specified above, one full size check print must be sent to the Land Use Office for review prior to producing these final drawings.
- 7) Please provide a check for \$25.00 made out to the SCRD to cover the LCHIP fee.

## General and Subsequent Conditions

#1)

(Note: in both sections above, the numbered condition marked with a # and all conditions below the # are standard conditions on all or most applications of this type).

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: File

*A motion was made by C. O'Brien and seconded by R. Spinale to approve the subdivision as read into the record. The motion carried unanimously.*

## **COMMUNICATIONS RECEIVED**

## **REPORTS FROM OTHER COMMITTEES**

## **UNFINISHED BUSINESS**

## **OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD**

### **2018 Zoning Amendments modification:**

M. Gasses explained that the Board voted on October 17, 2017 to move to Public Hearing on December 19, 2019. She explained that she was proposing a slight change from Storage Units to Self-Storage Facility with a definition.

*A motion was made by J. Jennison and seconded by R. Spinale to change the title in the table of uses from Storage Units to Self-Storage Facility. The motion carried unanimously.*

M. Gasses explained that the Board needed to vote to move to public hearing on December 19, 2017.

*A motion was made by J. Jennison and seconded by R. Spinale to move to public hearing on December 19, 2017. The motion carried unanimously.*

*A motion was made by C. O'Brien and seconded by R. Spinale to add the definition and move to public hearing. The motion carried unanimously.*

2018 Zoning Amendments First Public Hearing December 19, 2017

<b>Index / Title</b>	<b>3.1.5(1)</b>
<b>Legend</b>	Deletions: Denoted by <del>Strikethrough</del> Insertions: Denoted by <i>Italics</i>
<b>New</b>	Analysis of a water sample shall be conducted by a NH Certified Well Testing Lab. No certificate of Occupancy will be issued for a new Dwelling, Single Family or new Dwelling, Two-Family (duplex) serviced by any well not defined as a Community Water System until a water test has been received by the Code Enforcement Office. This test shall include, but not limited to, the following:  <u>Primary Testing</u> (Health) Bacteria Nitrate & Nitrite Arsenic Gross Alpha Uranium Radon VOC Screen (Volatile Organic Compounds)

	<u>Secondary Testing (Aesthetic and Other)</u> Iron Fluoride Copper Manganese Chlorides Turbidity Sodium PH Lead Hardness	
<b>Purpose</b>	To make available to purchasers of new single family and duplex dwellings information regarding the quality of the well water provided in their home.	
	<i>Voted on 10/17/2017<sup>h</sup> to bring forward to a public hearing</i>	
<b>INDEX/ TITLE</b>	Barrington Zoning Map	
<b>Proposed</b>	<p>To change the zoning of the following lots from Town Center District (TC) to Village District (V)</p> <p>Map 234 Lot 57.1 Timothy H. &amp; Mary E. Graff 140 Oak Hill Rd. Barrington  Map 234 Lot 57 Marla L. &amp; Mark J. Lemos 1164 Ocean BLVD Rye, NH 03870  Map 234 Lot 57.2 Edward Lemos 1995 Trust &amp; Broad View Farm 138 Oak Hill Road  Map 234 Lot 62 Robert J. &amp; Susan A Stibler Co-TRS RevTr 88 Oak Hill Road Barrington  Map 234 Lot 63 Howard &amp; Phyllis Mixon 82 Oak Hill Road Barrington  Map 234 Lot 64 Dana &amp; Celeste Martel 76 Oak Hill Road Barrington  Map 234 Lot 65 Douglas S &amp; Marie-Andre Cleary 68 Oak Hill Road Barrington  Map 234 Lot 66 Marie-Andre R &amp; Douglas S Cleary TRS REV TR Oak Hill Road  <i>Map 234 Lot 79 Edward Kay 21 Littleworth Road Dover, NH 03820</i>  <i>Map 234 Lot 77 David &amp; Glenda Henderson 1273 Winged Foot Lane Denver, NC, 28037</i></p>	
<b>Purpose</b>	To support the development of a mixture of single family & multifamily development in close proximity to the Town Center. Village District also allows for commercial development.	
	<i>Voted on 10/17/17 to bring forward to a public hearing</i> <i>Voted on 11/14/2017 to add Map 234 Lots 77, 78 &amp; 79 (Lot 78 was merged with 77 in 2006)</i>	
<b>Legend</b>	Deletions: Denoted by <del>Strikethrough</del> Insertions: Denoted by <i>Italics</i>	
<b>Index</b>	4.1.3(1)	

<b>Existing/ Proposed</b>	The parcel must have at least fifty (50) feet of frontage on an existing Class V or better road <i>or a road built to the standards of the Barrington Subdivision Regulations.</i>																																																																											
<b>Purpose</b>	Make consistent with interpretation.																																																																											
	<i>Voted on 11/14/2017 to bring forward to a public hearing</i>																																																																											
<b>Index / Title</b>	<b>Article 19.....APPENDIX Table 1: TABLE OF USES</b> <b>TABLE 1: TABLE OF USES (Sheet 1 of 4)</b> <table> <tr> <th></th><th><b>General Residential(GR)</b></th><th><b>Neighborhood Residential (NR)</b></th><th><b>Village (V)</b></th><th><b>Town Center (TC)</b></th><th><b>Regional Commercial (RC)</b></th><th><b>Highway Commercial District Overlay (HCO)</b></th></tr> <tr> <td><i>Storage Units(Self- Storage Facility)</i></td><td>-</td><td>-</td><td>-</td><td>-</td><td>P</td><td>-</td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </table>							<b>General Residential(GR)</b>	<b>Neighborhood Residential (NR)</b>	<b>Village (V)</b>	<b>Town Center (TC)</b>	<b>Regional Commercial (RC)</b>	<b>Highway Commercial District Overlay (HCO)</b>	<i>Storage Units(Self- Storage Facility)</i>	-	-	-	-	P	-																																																								
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<b>Purpose</b>	<b>To add to the Table of Uses Article 19, newly identified uses in Article 18 Definitions</b>
	<i>Voted on October 10/17/17 to move to a public hearing</i> <i>Voted on December 5, 2017 to revise to "Self-Storage Facility and move to a public hearing</i>

<b>Legend</b>	Deletions: Denoted by <del>Strikethrough</del> Insertions: Denoted by <i>Italics</i> Comment on further changes by <i>[brackets text in italics]</i>
<b>Index</b>  <i>Article 18 Definitions</i>	
<b>New</b>	<i><u>Self-Storage Facility</u> A facility that rents space on a short-term basis to individuals or businesses. The rented spaces are secured by the tenant's own lock and key. Unlike in a warehouse, self-storage facility employees do not have casual access to the contents of the space.</i>
<b>Purpose</b>	<i>To add a definition of Self-Storage Facility</i>
	<i>Voted on December 5, 2017 to bring forward to a public hearing</i>

4. Review of a request for a building permit at 332 Long Shore Drive a Private Road, for John Houle (Map 102, Lot 82)

*Without objection the Board agreed to send a letter to the Selectmen stating that they knew of no pending projects or conditions that would hinder the issuing of a building permit. The Board concurs with the recommendations of Peter Cook, Road Agent.*

5. Schedule for Planning Board meetings in 2018.

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

Next meeting would be December 19, 2017 for the first public hearing for zoning amendments at 6:30 p.m. Early Childhood Learning Center

Meeting was adjourned at 8:58 p.m.

Respectfully submitted,

Barbara Irvine