



BARRINGTON PLANNING BOARD MEETING

NEW LOCATION: EARLY CHILDHOOD LEARNING CENTER

77 RAMSDELL LANE

Barrington, NH 03825

(Approved May 1, 2018)

Tuesday April 17, 2018

6:30 p.m.

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

Members Present

James Jennison, Chair

Jeff Brann, Vice Chair

Steve Diamond

Donna Massucci

Andy Knapp ex-officio

Town Planner: Marcia Gasses

SRPC Economic Development Planner: James Burdin

MINUTES REVIEW AND APPROVAL

1. Approval of the April 3, 2018 Meeting Minutes.

S. Diamond asked that a line be inserted at approximately line 693 that stated, "S. Diamond asked when and why did it become so routine for applicants to apply for and receive so many waivers, special exceptions and variances".

Minor corrections were made at lines 546 and 549.

The minutes were approved without objection as corrected.

DESIGN REVIEW

2. [234-35-V-18-Design Review \(Owners: Michael H. & Lisa M. McMahon\)](#) Request by applicant for a design review for a 22 unit townhouse style development off of Franklin Pierce Highway (aka Route 9) (Map 234, Lot 35) west of the Route 125 intersection. BY: Chris Berry; Berry Surveying & Engineering, 335 Second Crown Point Road, Barrington, NH 03825.

Chris Berry represented the applicant explaining they were there for design review for a site sandwiched between Route 9, Oak Hill Road, and Meeting House Road. There had been preliminary work done including some test pits. The proposed driveway was on Route 9 where they had 400' of sight distance as required by NHDOT. They had started looking at stormwater. The existing water discharge across Route 9 would need to be mitigated. A sprinkler system would be needed as well as a 30,000 gallon cistern. They had compiled trip generation and would be doing traffic counts for NHDOT. The applicant would look at mitigating stormwater to the abutting parcel as well as screening.

S. Diamond asked what the Garrison was.

C. Berry expressed it had been built for protection. They would need to file with the Bureau of Historic Resources as part of the approval process.

J. Brann asked about the closeness to the Kent's house.

C. Berry expressed they work with a company that designs landscaping. They would keep the trees that they could.

D. Massucci asked how many bedrooms.

C. Berry expressed two bedrooms typically.

J. Brann asked if they were condominiums or rented.

C. Berry expressed typically some are sold and some remain owned by the developer.

A. Knapp asked how many stories.

C. Berry expressed they would be three stories with garages underneath.

A. Knapp asked why they had picked this site.

C. Berry explained the use was allowed and the property was available.

J. Jennison asked if there was a possibility of connecting to another access.

C. Berry expressed it was not feasible.

J. Brann asked if there was an alternative location for the leach field if it should fail.

C. Berry explained some of the areas for possible leach field locations.

J. Jennison went over the staff comments.

D. Massucci asked if they had considered sidewalks going to Route 9.

C. Berry expressed they would consider it.

S. Diamond asked about septic pumps and power outages.

C. Berry expressed the same situation would occur as with any other home.

J. Brann asked about the mailbox placement and was concerned about blocking the roadway.

J. Jennison suggested placing the mailbox on the right.

A. Knapp asked if there was a right of way located on the property.

C. Berry expressed it was the old Route 9 and it was his understanding it had been abandoned.

A. Knapp expressed 18 feet was a little short for a parking space.

C. Berry expressed 18 feet was standard, but they could look at it.

S. Diamond expressed that a drainage structure may be needed on the Kent's boundary line. That it would seem difficult to keep a buffer of trees intact and do drainage properly.

C. Berry expressed they were looking for the best place to locate the turnaround. They wanted to keep as much buffer as possible.

D. Massucci asked if there would be lighting.

C. Berry expressed there would be residential lighting and lamps in strategic areas.

J. Jennison asked if there would be a sign.

C. Berry expressed that the development would have a street sign as well as stop sign.

C. Berry expressed they worked with a landscaping designer.

J. Jennison opened public comment.

Susan Regal, an abutter living on the Kent property, expressed the project would be a serious intrusion. It would be impossible to buffer the project from their property. The abutters had moved there from NJ to retire. She would like an environmental study, noise study, and drainage study done.

Jerry Pinzari expressed he lived across the street from the site. The road was the Concord Post Road. His concern was drainage. The current Route 9 water issue in this area was terrible. Water comes off Oak Hill now and runs across the church parking lot, runs down Mr. Kent's property, and crosses Route 9. The Town has to continuously sand the foot of Oak Hill. The water traveling down the Kent side crossed the road via a culvert onto his property. He wanted to know how much impervious coverage and runoff there would be. He asked about the well, septic, and leach field.

C. Berry expressed there was a whole process they would have to go through to determine the drainage. He also pointed out a possible location of a community well. He expressed they would have to go through permitting with the State. He discussed the process for determining a septic system and leach field.

Jerry Pinzari asked about the location of the drainage swale.

C. Berry pointed out a possible location on the plan. He went on to describe a rain garden that could be constructed. He expressed NHDOT currently had a problem with their drainage system and he would likely be required to mitigate drainage on their site.

J. Pinzari asked if there was a separation from existing driveways required on the State road.

C. Berry expressed not typically.

Mr. Pinzari asked for an estimate of the cut and fill.

C. Berry expressed he could not provide the information at this time.

Mr. Pinzari asked if he had an idea where the cistern would be.

C. Berry did not.

Mr. Pinzari asked if there were any variances, special exceptions or waivers that would be required.

C. Berry expressed that he did not plan on variances or special exceptions and could not determine at this time if any waivers would be required.

J. Brann asked about the stormwater calculations; do they plan for a 100 year event.

C. Berry explained they would test for each level of event.

Paula Kent expressed there were a number of concerns. She expressed the chemicals in the snow shed would now melt and run down the slope. She expressed concern about the back up onto the hill during peak hours. She expressed they would be concerned with the impact on the value of their home. She felt the project was unfairly surrounding their property. She read from the Vision Statement and did not believe the plan went with the Vision.

J. Brann asked if they were aware of the zoning at the time of the sale.

Paula Kent expressed she was not aware of what the zoning allowed for.

J. Brann tried to explain the zoning designation over the years and the plan to concentrate in a couple of areas to allow for a more rural feel in other areas.

S. Diamond asked about adjusting setbacks in the future in the Village District.

Susan Regal expressed the placement of the project was purely financial for the developers. They could build it behind their own house.

J. Jennison expressed the proximity to the neighbor was the biggest concern.

J. Brann expressed that Mr. Berry had heard the concerns of the abutters.

C. Berry expressed he had done concepts for the area off Oak Hill Road. They had felt the location on Route 9 had been a better location. They could meet sight distances along Oak Hill Road and asked if it

would be better if they focused more development off Oak Hill Road. Chris expressed they had been trying to establish progressive density and preserve open space.

J. Brann asked if he was suggesting not developing the line of condo's on the west side and place units in a different location.

J. Jennison expressed he would have liked to see the units off Oak Hill Road.

J. Brann expressed he would like to see the units off Oak Hill.

Susan McNeil expressed she would buy one off Oak Hill Road if she was buying for the quiet.

Brett Charleston asked if there would be a Town wide vote.

J. Jennison expressed no. There would be a public hearing.

J. Brann expressed there would be many items to address.

A. Knapp asked the location of Mr. Charleston's home.

Brett Charleston expressed he was located across from the new home.

A. Knapp expressed Mr. Charleston would be able to see the roof tops of the units.

J. Jennison closed public comment.

The applicant requested to continue Design Review to May 15th at 6:30 p.m.

C. Berry expressed there would be a second notice for a separate project in the area and he wanted the abutters to understand the notice was for a different project.

COMMUNICATIONS RECEIVED

REPORTS FROM OTHER COMMITTEES

UNFINISHED BUSINESS

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

3. [Workshop on the Economic Development Chapter of the Master Plan.](#)

James Burdin of SRPC went over the layout of the plan. The group had performed a SWAT. James went on to go through the different sections of the Master Plan. The Economic Development Environment included State routes. A challenge identified was the lack of municipal water and sewer. Some branding of Barrington along with signage would be helpful. The group had looked at household income, by breaking down into brackets. Key industries for Barrington residents included healthcare and education. Barrington's educational attainment is at or above the State rate. Unemployment is at or below the State's rate over the last five years.

Barrington is a bedroom community with most of the residents commuting to five nearby communities. The cost of housing will affect the ability to house young professionals.

The group had looked at ways to evaluate water and sewer. The group had looked at a system in the Town of Bow that would be comparable to what Barrington would do. The project had been bonded. The question is always whether you wait to build until you have commercial development or do you build in hopes of attracting commercial development.

James Burdin spoke about the possible options of paying for water and sewer. A feasibility study would be needed as well as a cost benefit analysis to determine how big we wanted to build the system, and what area did we want to cover with it. He explained a TIF (Tax Increment Financing District) that could pay for infrastructure in those areas could be put in place. The TIF would take new property tax revenue from the area and it would go into a special fund that would be devoted to paying down the cost of the water system improvements. It would be important to have the TIF in place before any of the development occurs so that you could freeze the baseline at the lowest level and get full benefit of the increment. They would need to look at through a feasibility study whether they would be providing drinking water and fire protection through the system.

James Burdin described the existing commercial zoning districts. He spoke to the growing of businesses locally. The group needed to remember that economic development also included the expansion of existing business into larger spaces.

James describes development strategy including 79E. Seven ERZ's (Economic Revitalization Zones) already existed in Barrington. A 79E would essentially freeze the assessed property tax value at its current rate for a period of time. The owner would continue to pay the current tax rate for a period of years as the project was built out and then pay on the full tax value. 79E is often used for redevelopment of old buildings to give developers time to bring in new tenants.

James explained that three ERZ's currently existed at the corner of Routes 9 & 125 supporting some of the Town Center development that Barrington talks about in other chapters. There is an ERZ that covers the existing Redemption Road area. There were two other ERZ's along Route 125; one down by Pierce Road where the property owned by the Town that has an existing agreement with an excavation company to make that a shovel ready site; and one down toward Old Greenhill Road. The ERZ by Old Greenhill Road was probably the largest and with frontage on Route 125 would be a possible area for a business park.

M. Gasses expressed the recent stone sculpting business the Board approved was located in the ERZ zone.

A. Knapp expressed that the site on Redemption Road would require a significant amount of blasting if development was to occur at a significant cost.

James Burdin explained the 7th ERZ was located down on Route 4. That site had a lot of wetlands on it as well as an existing power line easement running through the middle of it. There could possibly be some smaller businesses tucked up right against Route 4, but was not seen as a huge economic opportunity area for the purposes of the plan.

Goals and recommendations were broken into three core goals. The first goal of ensuring development is compatible with Barrington's Community Character was consistent with guiding retail development toward the Town Center, and also trying to guide development toward the major corridors that have already been built up and trying to keep it out of the more natural areas.

The second goal was to effectively promote Barrington to potential businesses, visitors, and residents. This could be done by establishing a one stop location on the website, with links to helpful information

for businesses such as financing, information on zoning and information sheets on Home Businesses and Home Occupations.

The third identified goal was to implement appropriate economic development tools and infrastructure investments to support future development.

J. Brann asked for explanation for the Wildcat Phase out.

J. Burdin expressed they had not seen the ridership necessary to sustain.

J. Brann expressed the Board had approved the construction of ADU's and questioned what the impact had been so far on the difficulty for people to age in place.

J. Burdin expressed that ADU's do provide an opportunity for a live-in caretaker/relative living on the same property in either the main house or the ADU.

J. Brann asked how the aging in place affected the Town from an economic development standpoint.

J. Burdin expressed that it gets back to affordability.

John Huckins expressed that he has three ADU's permitted and four or five people that have come in and inquired about ADU's.

J. Brann asked about branding and signage that could improve the image of the Town.

J. Burdin expressed an example would be that Rochester has signs that you are entering a revitalization zone. Also, there does not appear to be a sense of place; you appear to drive forever in Barrington.

J. Brann commented there were discussions at the committee level about signage in the Town Center.

M. Gasses expressed that Fred Nichols had been concerned with creating an identity that showed that you had arrived in the Barrington Town Center. Fred had wanted to see the area by Calef's Country Store opened up so that it could be seen from Route 125.

A. Knapp expressed could you consider roundabouts and other ways to get people safely across the roadway.

M. Gasses expressed they are becoming more popular, but there were still people on the roads today who had never been through drivers education and there was a definite learning curve to operating in a roundabout.

J. Jennison expressed we needed welcome signs.

J. Brann asked about the comment on food trucks.

J. Burdin explained Fred Nichols idea was to have the Town set up an area for food trucks complete with the necessary infrastructure. He did not anticipate the group was thinking of any investment on the part of the Town, but that it was a way for a temporary business to become a permanent business in the future.

J. Brann expressed he could see a festival, but he thought the restaurants they had in Town now were working to break even.

J. Jennison expressed he felt the restaurants in Town were doing well.

J. Brann asked what was meant by the comment, “Town Center has conflicting demands of traffic calming to encourage pedestrian safety and efficient travel times along State highways.

J. Burdin explained that the conflict was with having a Town Center safe for pedestrians and the NHDOT wanting to get traffic through as quickly as possible. Route 9 & 125 is in Barrington’s Town Center and people would love for pedestrians to be able to cross the roads safely and conveniently.

J. Brann asked if there had ever been thought on placing a pedestrian bridge over Route 125.

J. Huckins expressed many times, including in the Town Center Plan. The cost of the project would be very high.

M. Gasses expressed that at most times of the day, maybe not at peak travel times, you could cross quite easily with crosswalks and sidewalks. There were many crossings around with higher traffic volumes that function quite well. The Weeks Crossing in Dover was an example. NHDOT tends to be reactionary given their limited funds and once there is more development in the area NHDOT would need to look more closely at the intersection. Chris Berry was looking at the area due to projects he was working on. Once there is more demand for improvements the Town would be in a better position to get grants to pay the costs.

A. Knapp expressed our current roads were very narrow and not inviting from a walking biking standpoint. They can be treacherous, and even the state roads such as Route 9 are a challenge.

M. Gasses expressed that Route 9 west of Route 125 was more challenging then the section headed east. She could see sidewalks from Cate Road to Village Place and from the movie theater to Deer Ridge.

J. Brann asked why more people who live in Barrington didn’t work in Barrington.

J. Burdin expressed there were not a lot of major employers in Barrington, so they have to go somewhere else.

J. Jennison expressed a lot of the jobs in Barrington were lower paying.

M. Gasses expressed Turbocam provided skilled jobs, but other than the school the next largest provider of jobs was Associated Buyers and they don’t have a large number of employees.

J. Burdin expressed that there are fewer than 1800 employees that work in Barrington.

A. Knapp expressed Turbocam now has about 800 employees in New Hampshire, with two buildings in Barrington, and locations in Dover and Rochester. Turbocam was the largest employer in Barrington and had 40 positions open.

J. Huckins brought up that Marion Noronha wanted to do something for startup businesses.

A. Knapp explained what is called the incubator that ties in line with yellow businesses, which are not core businesses of Turbocam, but related. Simple Life recycling in Rochester was an example of a yellow line business.

J. Brann expressed that on the last page the comments appeared to be very boiler plate. There was very little on agriculture and advanced manufacturing, which could be tied to the vision of maintaining rural character and concern about heavy industry. UNH was pumping out people with advanced degrees in computer related fields and he believed that should be captured in the plan. He asked, why not look at attracting IT related businesses. Looking at the resources we had and the direction the Town wanted to go in, he believed this should be included in the recommendation.

J. Brann went on to discuss the low housing stock and the need for housing to be available that is affordable. The project discussed earlier in the evening seemed to address the issue.

J. Huckins expressed that housing was addressed in a different chapter.

M. Gasses expressed that housing was a concern as it related to economic development and that was why it was mentioned in the chapter, but the issue was more thoroughly addressed in other chapters that were all part of the same book.

A. Knapp discussed the Town Center area was dependent upon dense residential development in order to create a climate for a walkable business friendly environment. You would be looking at businesses down below with residences above.

J. Huckins expressed that there was already someone discussing that type of development that had the deep pockets to pull it off. In addition, only 10 lots were created last year in Barrington but 50 houses were built, so the saturation necessary is getting there. The multifamily unit that was being brought forward was filling a niche that people were looking for.

J. Burdin added that regionally they were seeing less of the single family home subdivision and more of the multifamily and town house style developments or larger mixed use buildings.

S. Diamond expressed we should work to make Barrington a destination and something special. He felt the IT angle was very interesting.

A. Knapp expressed a real concern was the lack of math skills that workers they were trying to bring in to work at Turbocam had.

J. Huckins asked if the Board wanted to include a recommendation in the Master Plan related to the types of businesses they were interested in encouraging in Town.

J. Brann recommended adding a fifth bullet to the goal, “Effectively promote Barrington to potential businesses, visitors, and residents”, “To create opportunities for businesses in the information technology fields, agricultural development and services for people aging in place in Barrington”.

David Ranson expressed that he came away from the committee thinking that we had a pretty good group of people in Town on staff reaching out and he was onboard with replicating business like Turbocam and businesses related to Turbocam to locate on some of the large vacant property in Town. The difficulty was always the lack of money on the Town’s part to help assist with that.

J. Burdin expressed he would point out the outreach with businesses and industry in the region and express that Barrington would like to work with manufacturers in the area the next time they want to expand or spin a business out or attract a supplier to the region.

J. Brann expressed Manchester had been very successful focusing on biotech.

M. Gasses expressed that one of the recommendations was to have the Select Board appoint an economic development committee to focus on attracting businesses and economic initiatives in Town.

D. Massucci expressed there was a large need for childcare in Barrington, especially if we were going to bring businesses here.

J. Jennison asked where all the daycares had gone.

D. Massucci expressed they were no longer baby sitters and they were now educators with degrees and much was demanded of them.

A. Knapp expressed that industrial and commercial development did not require the services that residential development and had a positive effect on the tax rate.

J. Burdin expressed the plan was in the hands of the Board.

The Board scheduled the public hearing and possible adoption for May 15, 2018. J. Burdin would make the revisions the Board discussed.

M. Gasses mentioned the proposed amendment to Article 2 of the Subdivision Regulations that she and J. Brann worked on. The Board would discuss the amendment at the May 1, 2018 meeting.

4. Cases before the Board for May 1, 2018.

- a) Amended site plan to Dante's site to allow for a farmers market on Saturday's.
- b) Williams Lot Line Adjustment
- c) Baxter Lot Line Adjustment

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

May 1, 2018 at 6:30 p.m. at the ECLC

Without objection the meeting was adjourned at 10:00 p.m.

Respectfully submitted,

Marcia J. Gasses
Town Planner and Land Use Administrator