



AGENDA
Town of Barrington Planning Board
Public Hearing
July 12, 2022 at 6:30 PM

1. CALL TO ORDER

2. ROLL CALL

A. Attendance of Members, Staff Support, Presenters and Speakers

3. REVIEW AND APPROVAL OF MINUTES

A. Review and approve minutes of the June 21, 2022, meeting.

4. STAFF UPDATES -TOWN PLANNER

A. CIP Process.

5. DISCUSSION WITH THE BOARD, PRELIMINARY CONCEPTUAL REVIEW

A. Joel Runnals discuss with the Board on what is needed for a Lot Line and one lot subdivision.

6. ACTION ITEMS

A. REQUEST FOR EXTENSION

1. [251-63-RC-21-SR \(Owners: Steven & Pamela Lenzi\)](#) Request by applicant Robert Russell from 2A Tactical, LLC for Site Review and waivers to construct a 6,000 s.f. will have 2 story Building with 11,080 s.f. useable space. The building will have 4,120 s.f. office/classroom space and 2,624 s.f. of retail space, 3,376 s.f. of warehouse/storage space with 960 s.f. of gunsmithing space and have classes with maximum 20 students that will occur during off hours. The location will be on the corner of Calef Highway (aka Route 125) and Bumford Road on 8.6 acres in the Regional Commercial Zoning District. (Map 251, Lot 63). BY: Scott Frankiewicz, LLS & Bernie Temple, PE; New Hampshire Land Consultants, PLLC.; 683C First NH Turnpike; Northwood, NH 03261.

Applicant is requesting a one-year extension.

2. [239-1.1-TC-21-2Sub \(Owners: David & Glenda Henderson\)](#) Request by applicant for a 2-Lot subdivision Lot 1.1 would be 11.81 and Lot 1.2 would be 17.19 acres (Map 239, Lot 1.1) located off Franklin Pierce Highway in the Town Center (TC) Zoning District. BY: Dave Garvey, Garvey & Co Ltd; PO Box 935; Durham, NH 03824.

Applicant is requesting a one-year extension.

3. [236-4-GR-20-SR \(Owner: Sunset Rock LLC\)](#) Request by applicant for Site Review to increase their operation in Barrington from 83.3 acres to a total of 88.8 acres (Map 236, Lot 4) (Map 222, Lot 13) and for a 3.4 Conditional Use Permit located backland off Tolend Road in the General Residential Zoning District. BY: Michael Wright, RESPEC; 67 Water Street, STE 109, Laconia, NH 03246.

Applicant is requesting a one-year extension.

B. ACTION ITEMS CONTINUED FROM JUNE 7, 2022

1. [265-11&12-RC-22-SR \(Owner: Jeff Sullivan-Rock Iron Repair\)](#) Request by applicant proposing to construct a 3,600 s.f. commercial welding and repair facility along with a 3,600 s.f. building in the future on a 3.54-acre lot on Calef Highway Map 265, Lots 11 & 12) in the Regional Commercial Zoning District. BY: Barry Gier, Jones & Beach Engineers, Inc.; 85 Portsmouth Avenue; Stratham, NH 03885.

C. ACTION ITEMS NEW APPLICATIONS

1. [250-81-RC-22-SR \(Owner: Gerald Cote\)](#) Request by applicant for a proposal for a change of use to add retail (Map 250 Lot 81) along with waiver located at 26 Commerce Way in the General Regional Commercial Zoning District. * BY: Gerald Cote; 80 Deer Ridge Drive; Barrington, NH 03825.
2. [240-12-NR-22-SR \(Owners: Ryan Caverly & Karen & Lendall Caverly\)](#) Request by applicant for a proposal for 3.4 Conditional Use Permit for an event venue along with waivers in the barn (Map 240, Lot 12) of the Union Lake Orchard at 178 Young Road on a 9.8-acre lot in the Neighborhood Residential Zoning District. * BY: Ryan Caverly: 160 Young Road; Barrington, NH 03825

***Indicates that if the application is accepted as complete, the public hearing will be held the same evening, at which time any interested party may offer comment to the Planning Board**

7. PRIVATE ROADS

- A. Review of a request for a building permit at 68 Rocky Point Road, a Class VI/Private Road, for Dave & Joyce Torrey ([Map 118, Lot 21](#)).
- B. Review of a request for a building permit at 55 Cottage Lane, a Class VI/Private Road, for Robert & Sarah Grumbles ([Map 115, Lot 11](#)).

Chair to call for motion on the application. (If approved,) Town Planner will prepare a memo on behalf of the Planning Board to the Select Board.

8. ADJOURN

- A. Adjourn the Planning Board Meeting. The next Planning Board meeting is on August 2, 2022 at 6:30 PM.

**** Please note that all votes that are taken during this meeting shall be done by Roll Call vote. ****

Visitor Orientation to the Planning Board Meeting

Welcome to this evening's Planning Board meeting. Copies of agendas and a sign-in sheet are available for visitors.

Meeting Access

In-Person

Early Childhood Learning Center (ECLC)
Multi-Purpose Room
77 Ramsdell Lane, Barrington, NH 03825

Remote Meeting Participation

Video: barrington.nh.gov/pbmeeting
Call in: 603-664-0240 and Conference ID:
797901773#

Meeting Materials

Additional details regarding each agenda item and all supporting documentation can be found online at <https://www.barrington.nh.gov/planning-board>. Please contact the Land Use department with any questions via phone at (603) 664-5798 or email at planning@barrington.nh.gov. Files on the applications and items, above, including the full text of any proposed ordinances, regulations, or other initiatives are available for inspection in the Land Use Department Office, Monday through Thursday from 8:00 a.m. to 3:00 p.m.

Special Accommodations the Town of Barrington requires 48 hours' notice if the meeting must be modified for your participation or if special communication aides are needed. Please submit requests to the Land Use Department office via phone at (603) 664-5798 or email at planning@barrington.nh.gov.