



AGENDA
Town of Barrington Planning Board
Public Hearing
October 4, 2022, at 6:30p.m.

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 September 20, 2022, meeting.

4. DISCUSSION WITH BOARD FOR A PRELIMINARY CONCEPTUAL SITE PLAN

- A. The owner/Applicant for Town Center Properties, LLC are presenting a concept for initial discussion with the Board.

5. ACTION ITEMS

A. EXTENSION REQUEST

[235-1.1&3-TC-21-SR/LL/9.6 \(Owners: Dove Development Group, LLC\)](#) Request by applicant for a Site Review, Lot Line Adjustment and a 9.6 Special Permit along with a waiver request proposing 20-unit mixed use building and 25 Townhouses off the proposed extension of Community Way (Map 235, Lots 1.1 & 3) on 23.63 acres in the Town Center Zoning District. BY: Christopher Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.

Applicant is requesting a one-year extension.

B. APPEAL

[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, Lot1.1) located off Franklin Pierce Highway in the Town Center (TC) Zoning District. BY: Dave Garvey, Garvey & Co Ltd; PO Box 935; Durham, NH 03824.
Owner requesting rescinding one-year extension and subdivision of parcel.

C. 9.6 PERMIT

118-4-GR-22-9.6Permit (Owners: Joseph & Cheryl Wilson) Request by applicant for a 9.6 Special Permit for Construction in a Wetland Buffer with an impact of 1300' within the 50' wetland buffer at 79 Phinney Way in the General Residential Zoning District. BY: S.E.C. and Associates, Inc.; PO Box 1337; Plaistow, NH 03865.

D. CONTINUED FROM SEPTEMBER 6, 2022

1. **223-9-G R/SDA-22-3LotsSub (Owners: Gibb Family Trust)** Request by applicant proposing a 3-lot subdivision with 1 backlot and a waiver on Scruton Pond Road (Map 223, Lot 9) on an 18.88-acre site in the General Residential and Stratified Drift Aquifer Overlay Zoning District. * BY; Daniel O'Lone, Berry Surveying & Engineering; 335 Second Crown Point 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**

2. **234-77-TC-22-SR (Owners: Paul & Linda Thibodeau Revocable Trust)** Request by applicant proposing a Site Review for mixed-use detached structures consisting of 6 single-family homes with commercial spaces on the lower walk-out level with waivers (Map 234, Lot 77) located on Franklin Pierce Highway on a 3.42-acre site in the Town Center Zoning District. BY Christian Smith, Beals Associates PLLC; 70 Portsmouth Avenue, Suite 2; Stratham, NH 03885.

E. NEW APPLICATIONS

1. **269-11.1-RC-22-SR (Owner: Heather Cooper)** Request by applicant proposing a contractors' storage yard and a 9.6 special permit for construction in wetland buffer on a 1.86-acre site at 336 Old Concord Turnpike in the Regional Commercial Zoning District. *BY: Stephen Haight PE, Civilworks New England; PO Box 1166; Dover, NH 03821.
2. **220-54.7-1-RC-22-SR (units 39 & 40) (Owners: Al Estes-Mill Falls RE, LLC)** Request by applicant proposing for permission for operation of used cooking oil storage and recycle business (light manufacturing) and waivers at 244 then 110 Inginglass Circle in the Regional Commercial Zoning District. *
3. **220-47-RC-22-SR Amend (Owners: DRTR Holdings, LLC)** Request by applicant to amend their Site Review to propose adding outdoor events at 55 Calef Highway on a 2.87-acre site in the Regional Commercial Zoning District. *

***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**

6. PRIVATE ROADS

- A. Review of a request for a building permit for EOR Realty Development, at Long Shore Drive ([Map 103 Lot 64](#)) a Class VI/Private Road.

7. OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

8. ADJOURN

- A. Adjourn the Planning Board Meeting. The next Planning Board meeting is a Work Session on October 25, 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

Town Hall
Main Conference Room
4 Signature Drive, 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.