



AGENDA

Town of Barrington Planning Board

Public Hearing

February 7, 2023, 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 January 3, 2023, meeting minutes.

4. STAFF UPDATES -TOWN PLANNER

- A. Discussion on not holding work session in February; Vote to Cancel the February 21, 2023, if Board decides to not hold a session.
- B. Discussion of the Planning Board future Work Session Meetings. Propose to work on regulations update, and zoning amendments for 2024.

5. ACTION ITEMS-CONTINUED FROM December 6, 2022

- A. [239-35-V-22-17Sub \(Owner: Paul Guptill\)](#) Request by applicant Joseph Falzone proposing 2 conventional front lots and 15 conservation lots located on Mallego Road (Formally known as Guptill pit) on a 43.3-acre site with waivers located in the Village Zoning District. BY: Scott Cole, Beals Associates, PLLC; 70 Portsmouth Ave, Stratham, NH 03885.

Applicant is looking for a notice of decision.

6. ACTION ITEMS – NEW APPLICATIONS

- A. [238-2-TC-23-SR \(Owners: Robert Huffman/Elfmade Properties, LLC\)](#) Request by applicant proposing a minor site plan to place ten (10) 10' x 20' structures for the purpose of holding and displaying additional retail merchandise, and three (3) 10' x 20' containers for receiving deliveries of store merchandise. The location is at 603 Franklin Pierce Highway with waivers on a .64-acre lot in the Town Center Zoning District.
- B. [238-8-V-23-SR \(Owners: George Tsoukalas\)](#) Request by applicant for Major Site Plan Review to allow 1,648 SF commercial/retail in an existing building with parking. The

location is at 565 Franklin Pierce Highway on an 2.10-acre lot in the Village Zoning District.* BY: Scott Cole, Beals Associates; 70 Portsmouth Avenue; Stratham, NH 03885.

***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 for Jennifer Miksis-Olds and David Olds, at 21 Rocky Point Road ([Map 118 Lot 11](#)) a Class VI/Private Road.

8. DISCUSSION WITH BOARD FOR A PRELIMINARY CONCEPTUAL SITE PLAN

- A. Applicant Clint Gendreau and Daniela Moebius discussion with the Board for a Preliminary Conceptual site plan at 14 Winkley Pond Road.

9. OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

- A. Conservation Commission discussion with Planning Board members progress for developing a Zoning Ordinance Wetlands Conservation District.

10. ADJOURN

- A. Adjourn the Planning Board Meeting.

**** 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 are available for visitors.

Meeting Access

In-Person

Town Hall (New ¼ mile from Old Town Hall)
Main Meeting Room
4 Signature Drive Barrington, NH 03825

Remote Meeting Participation

Video: barrington.nh.gov/pbmeeting
Call in via computer [+1 603-664-0240](tel:+16036640240), [274311590#](tel:+16036640240)
or via phone [+1 603-664-0240](tel:+16036640240) and Conference ID:
274 311 590#

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.