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**AGENDA**  
**Town of Barrington Planning Board**  
**Public Hearing**  
**October 17, 2023, at 6:30p.m.**

**1. CALL TO ORDER**

**2. ROLL CALL**

- A. Attendance of Members and Staff Support.

**3. REVIEW AND APPROVAL OF MINUTES**

- A. Review and approve minutes of the September 19, 2023, meeting minutes.

**4. STAFF UPDATES -TOWN PLANNER**

- A. Training: NHMA training Land Use Law Conference Planning board Saturday, October 14, 2023 - 9:00am to 3:00pm. For additional information and registration details:  
<https://www.nhmunicipal.org/event/registration-open-land-use-law-conference-planning-board>
- B. Update on Housing Master Plan Chapter Progress.

**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. CONTINUED CASES: From September 5, 2023**

- 1) **240-8-NR-23-Sub (23) (Owner: Young Road, LLC (Previously-Norma Bearden)** Request by applicant for a major site plan to subdivide into 23 Lots using the Conservation Subdivision Ordinance with waivers on a 65.55-acre lot (Map 240, Lot 8) in the Neighborhood Residential Zoning District on Young Road. BY: Christopher Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825. **(Application was accepted as complete on April 4, 2023.)**

- 2) [250-39-NR-23-2Lots \(Owners: Loren Valliere & Zachary Tucker\)](#) Request by applicant for a Minor Subdivision application for a two-lot subdivision with waivers on Map 250, Lot 39, located on Beauty Hill Road in the Neighborhood Residential Zoning District. This would result in Map 250, Lot 39 is currently 12.20 acres, and the proposed subdivision would make Lot 39 2.05-acres and Lot 39-1 would be 10.03 acres. \* BY: Joel Runnals, Norway Plains Associates, Inc. PO Box 249; Rochester, NH 03866. **(Application was not accepted as complete).**
- 3) [253-14-GR/SDAO-23-SR \(Owner: Hambone, LLC\)](#) Request by applicant for a Major Site Plan Review for Seven Multi-family units with waivers on 49 Winkley Pond Road (Map 253, Lot 14) a 13.47-acre lot, in the Stratified Drift Aquifer Overlay and the General Residential Zoning District. BY: Christopher Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.  
**(Application was accepted as complete and waivers were granted on September 5, 2023.)**

**\*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 a comment to the Planning Board.**

## C. NEW APPLICATIONS

- 2) [206-15-1-GR-23-SR \(Owners: Doug & Marsha Hatch\)](#) Request by applicant for a Minor Site Plan Review for a change of use for the existing office and residence buildings with a waiver on site (Map 206, Lot 15-1). The location is at 73 Second Crown Point Road on a 2.545-acre lot in the General Residential Zoning District. \* BY: Mike Rudolph, Remax Shoreline; 875 Greenland Road, Unit B39; Portsmouth, NH 03801.
- 3) [238-50-TC-23-SR \(Owners: Greg Bolton-606 FPH, LLC\)](#) Request by applicant for a Minor Site Plan Review to install two 48-panel trackers with a waiver on a 3.01-acre site (Map 238, Lot 50). The location is 606 Franklin Pierce Highway in the Town Center Zoning District. \*
- 4) [121-28-GR-23-SR \(Owner: Todd Green-Barrington Shores, LLC\)](#) Request by applicant for a Minor Site Plan Review to update the approved site plan layout of 24 seasonal camp sites and roads (Map 121, Lot 28). The location is at 7 Barrington Shores Drive on a 24.8 +/- acre site in the General Residential Zoning District. \*
- 5) [263-7-RC/SDOA-23-SR \(Owners: Goris Revocable Trust\)](#) Request by applicant for a Minor Site Plan Review for a change of use for a Mixed-Use Structure on an existing auto sales and office building to include residential (Map 263, Lot 7). The location is at 1079 Calef Highway on a 6.45-acre site in the Regional Commercial and Stratified Drift Overlay Zoning District. \* BY: Joseph M. Wichert, Joseph M. Wichert, LLS, Inc; 802 Amherst Street; Manchester, NH 03104.

**\*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 a comment to the Planning Board.**

## 6. OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

1. **Planning Board: Currently Looking for Planning Board member alternate positions**

The Planning Board is a community-based all volunteer board that is the decision-making process in which communities' goals and objectives for deciding future uses of land are established through regulations and planning principles. These duties include the preparation and amendment of a Master Plan, review of subdivision and site plans, additions/amendments to the Capital Improvement Program and prepares and recommends for Town Meeting proposed zoning changes.

The Planning Board meets on the first and third Tuesdays of each month starting at 6:30PM at 4 Signature Dr., Barrington, NH in the Meeting room.

## 2. **The ZBA: Currently Looking for ZBA full member and alternate positions**

The Zoning Board of Adjustment (ZBA) is a community-based all volunteer board that is a quasi-judicial board. The ZBA considers the differences between properties which do not conform to the Zoning Ordinance since no ordinance can be equitably applied to every parcel of land. State law and local regulations set out the proper procedures for preparing, submitting, reviewing and approving any applications required.

The Zoning Board of Adjustment (ZBA) meets on the third Wednesday of each month starting at 7:00PM at 4 Signature Dr., Barrington, NH in the Meeting room.

Take interest in your community and apply to volunteer today!  
[https://www.barrington.nh.gov/sites/g/files/vyhlf2766/f/uploads/applicationforappointment\\_1.pdf](https://www.barrington.nh.gov/sites/g/files/vyhlf2766/f/uploads/applicationforappointment_1.pdf)

## 7. ADJOURN

A. Adjourn the Planning Board Meeting. The next meeting date is November 7, 2023, 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 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](https://www.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](mailto: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](mailto:planning@barrington.nh.gov).

