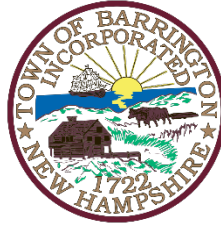


TOWN OF BARRINGTON, NH
LAND USE DEPARTMENT
Vanessa Price, Town Planner
Barbara Irvine, Planning &
Land Use Administrative Assistant



Planning Board Members
John Driscoll, Chair
Ron Allard, Vice Chair
Buddy Hackett
Andy Knapp
Bob Tessier
Donna Massucci (Alternate)
Joyce Cappiello (Ex-Officio)

AGENDA

Town of Barrington Planning Board Public Hearing November 7, 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 October 17, 2023, meeting minutes.

4. STAFF UPDATES -TOWN PLANNER

- A. Conservation Commission Presentation to the Board for Zoning Amendment to 9.6. On November 14, 2023.

B. Certified Plans:

1. The Planning Board Chair signed off on plans for 6 mixed use units on Rt. 9
2. The Planning Board Chair signed off on plans for lot line adjustment on Old Concord Road.

C. Training Opportunities: OPD 2023 Monthly Webinar Series – Planning Lunches at Noon (PLAN):

Join the OPD Planning Division staff every third Thursday of the month from 12 to 1 pm to learn more about various planning and zoning topics.

- The next topic presented by the New Hampshire Office of Planning and Development's (OPD) Planning Lunches at Noon (PLAN) is Using Census Data for Municipal Planning, from noon-1 pm on November 9. Join Census Bureau Data Dissemination Specialist Nicole McKenzie to: Learn how data from the U.S. Census Bureau can support community planning activities.

5. ACTION ITEMS

A. REQUEST FOR EXTENSION

- 1) [269-11.1-RC-23-AmendSR \(Owner: Heather Cooper-Cuccia Asphalt\)](#) Request by applicant amending the previously approved minor site plan showing the relocation of an

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www.barrington.nh.gov • planning@barrington.nh.gov

existing 300 s.f. shed to location meeting the required setback's location at 336 Old Concord Turnpike (Map 269, Lot 11.1) in the Regional Commercial Zoning District. * BY: Stephen Haight, PE: Civil Works New England; PO Box 1166; Dover, NH 03821.

B. CONTINUED CASES: From October 17, 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. Waiver granted October 17, 2023.)**

The applicant asked to be continued until December 5, 2023.

- 2) **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.)

The applicant asked to be continued until December 5, 2023.

- 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. *

C. NEW APPLICATIONS

- 1) **220-48-RC-23-SR (Owner: Helen Cicchetto-Rochester)** Request by applicant for a Minor Site Plan Review for a change of use to allow for a mixed-use structure to have residential in an existing commercial building on an 8.44-acre lot (Map 220, Lot 48). The location is 71 Calef Highway in the Regional Commercial Zoning District. *
- 2) **223-26-58&59-RC-23-LL (Owner: St Hilaire Holding, LLC)** Request by applicant for a Lot Line Adjustment on Map 223, Lot 26.58 & 26.59. Map 223, Lot 26.58 is currently 5.09-acres; the proposed lot line and would result in Map 223 Lot 26.58 with 3.95-acres. Map 223, Lot 26.59 is currently 3.68-acres; the proposed lot line and would result in Map 223 Lot 26.59 with 4.82-acres The location is on Calef Hwy (aka Route 125) in the Regional Commercial Zoning District. * By: Scott Cole, Beals Associates, PLLC: 70 Portsmouth Avenue; Stratham, NH 03885.

The applicant asked to be continued until December 5, 2023.

- 3) [223-26-58&59-RC-23-SR \(Owner: St Hilaire Holding, LLC\)](#) Request by applicant for a Major Site Plan Review for two multi-use buildings with two garage bays for commercial or residential use for a proposed mixed-use site on an 8.7-acre lot (Map 223, Lot 26.58 & 26.59). The location is on Calef Hwy (aka Route 125) in the Regional Commercial Zoning District. * By: Scott Cole, Beals Associates, PLLC: 70 Portsmouth Avenue; Stratham, NH 03885.

The applicant asked to be continued until December 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.**

D. ADOPTION OF CAPITAL IMPROVEMENTS PROGRAM 2024-2034

E. ADOPTION OF 2024 PLANNING BOARD MEETING DATES

6. OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

- A. Town of Barrington Driveway Regulations Review.

7. ADJOURN

- A. Adjourn the Planning Board Meeting. The next meeting date is November 14, 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
Call in via computer +1 603-664-0240,,274311590#
or via phone +1 603-664-0240 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.