



AGENDA

Town of Barrington Planning Board

Public Hearing
December 5, 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 approval minutes of the November 14, 2023, meeting minutes.

4. STAFF UPDATES-TOWN PLANNER

A. Technical Review Committee Presentation (TRC) and Discussion.

B. [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. (**Application was not accepted as complete.**)
WITHDRAWN

5. ACTION ITEMS

A. CLASS VI/PRIVATE ROAD APPLICATION

1) Review of a request for a building permit for Carlos & Natasha Restrepo on 683 Long Shores Drive ([Map 104, Lot 96](#)) for Category 3, Option 2 on a Class VI/Private Road.

B. CONTINUED CASES: From October 17, 2023

1) [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 accepted as complete on October 17, 2023**).

C. CONTINUED CASES: From November 7, 2023

- 1) [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 January 9, 2024.

- 2) [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 January 9, 2024.

- 3) [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 January 9, 2024.

- 4) [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 and **ADDED 3.4 CONDITIONAL USE PERMIT** 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.)

D. NEW APPLICATIONS-DESIGN REVIEW

- 1) [112-38&39-GR-23-Design \(Owners: John F & Christina Maiorino\)](#) Request by applicant for a Design Review for a 16 Lot subdivision; to include 14 single family dwelling units and two duplex units on Nippo Court, Route 9 (aka: Franklin Pierce Highway) and Route 202

(aka: Washington Street) in the General Residential Zoning District. BY: Christopher Berry Project Manager, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.

6. DISCUSSION WITH BOARD FOR A PRELIMINARY CONCEPTUAL SITE PLAN

A. Ayers Lake Campground Subdivision

7. OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

8. ADJOURN

A. Adjourn the Planning Board Meeting. The next meeting date is December 19, 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 603024074311590#
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.