

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  
Joyce Capiello (Ex-Officio)

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**AGENDA**  
**Town of Barrington Planning Board**  
**Public Hearing**  
**January 9, 2024, 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 December 5, 2023, meeting minutes.

**4. STAFF UPDATES-TOWN PLANNER**

- A. Housing Committee Update: Scenario Planning Workshop Data.
- B. Work Session Meeting work on updating Subdivision regulations & Technical Review Group (TRG) to be held January 16, 2024.
- C. Withdrawn Applications: 223-26-58&59-RC-23-LL and 223-26-58&59-RC-23-SR.

**5. FIRST PUBLIC HEARING FOR PROPOSED 2024 ZONING AMENDMENTS**

**Pursuant to NH RSA 674:16; 675:3 and 675:7 notice is hereby given of a public hearing to be held by the Town of Barrington Planning Board for the purpose of discussing proposed amendments to the Zoning Ordinance.**

Website link:

[https://www.barrington.nh.gov/sites/g/files/vyhlf2766/f/uploads/back\\_up\\_documentation\\_for\\_zoning\\_amendment\\_changes\\_final\\_21\\_dec\\_2023.pdf](https://www.barrington.nh.gov/sites/g/files/vyhlf2766/f/uploads/back_up_documentation_for_zoning_amendment_changes_final_21_dec_2023.pdf)

Copies are available in the Town Land Use Office.

- If there are language changes by the Planning Board, there will be a Second Public Hearing date.
  - If needed, SECOND PUBLIC HEARING DATE JANUARY 23, 2024, 6:30 PM. (In the case of inclement weather, the hearing will be held January 24, 2024.)

**6. ACTION ITEMS**

**A. CLASS VI/PRIVATE ROAD APPLICATION**

- 1) Review of a request for a building permit for P & P Property Management located on Flower Drive ([Map 111, Lot 6](#)) for a Category 3, Option 2 on a Class VI/Private Road.

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

## **C. NEW APPLICATIONS-DESIGN REVIEW**

- 1) [260&268-MultiLots-23-Design \(Owner: JE Development, LLC\)](#) Request by applicant for a Design Review for Minor Subdivisions with redesign and lot mergers on a private road located on Gerrior Drive (Maps 260 & 268-1) for 50.9-acres in total, in the General Residential Zoning District.
- 2) [243,244&230-MultiLots-23-Design \(Owner: Carla Williams\)](#) Request by applicant for a Design Review for Two Major Conservation Subdivision with 174+/- dwelling with 480 acres +/- of open space on Canaan Back Road for 600+/- acres in total, in the General Residential Zoning District. BY: Mitchell Rasor, Rasor Landscape Architecture; 87 Main Street; Yarmouth, ME 04096.

## **7. OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD**

- A. Seven Proposed Zoning Amendments proposed by Planning Board member, Andy Knapp for the Board's consideration.
  - If needed, SECOND PUBLIC HEARING DATE JANUARY 23, 2024, 6:30 PM. (In the case of inclement weather, the hearing will be held January 24, 2024.)

## **8. ADJOURN**

- A. Adjourn the Planning Board Meeting. The next meeting date is for a Work Session January on 16, 2024, 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  
Main Meeting Room  
4 Signature Drive Barrington, NH 03825

##### **Planning Board Meeting Virtual Access**

Video: [www.barrington.nh.gov/pbmeeting](https://www.barrington.nh.gov/pbmeeting)  
Or call in (audio only)  
+1 603-664-0240  
Phone Conference ID: 201 246 626#  
United States, Manchester

#### 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).