



**AGENDA
FOR
BARRINGTON PLANNING BOARD
IN PERSON LOCATION
Early Childhood Learning Center
77 Ramsdell Lane
Barrington, NH 03825**

OR

You are invited to appear by audio phone or computer see below:

The public has access to contemporaneously listen and, if necessary, participate in the meeting through dialing the following phone #603-664-0240 and Conference ID: 133 874 607# OR link

bit.ly/BarrPB20211102

Tuesday, November 2, 2021

6:30 p.m.

Please note that all votes that are taken during this meeting shall be done by Roll Call vote.

ROLL CALL

Members

James Jennison, Chair
Jeff Brann, Vice Chair
Steve Diamond
Andy Knapp ex- officio
Ron Allard
Buddy Hackett

Alternate Member

Donna Massucci
Andrew Melnikas

Code Enforcement Officer: John Huckins
Staff: Barbara Irvine
Town Administrator: Conner MacIver

MINUTES REVIEW AND APPROVAL

1. Approval of October 19, 2021, meeting minutes.

ACTION ITEMS CONTINUED FROM September 7, 2021

2. **236-4-GR-20-SR (Owner: Sunset Rock LLC)** Request by applicant for Site Review to increase their operation in Barrington from 83.3 acres to a total of 88.8 acres (Map 236, Lot 4) (Map 222, Lot 13) and for a 3.4 Conditional Use Permit located backland off Tolend Road in the General Residential Zoning District. BY: Michael Wright, RESPEC; 67 Water Street, STE 109, Laconia, NH 03246.
3. **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.
3. **270-2&3 273-49-GR-21Sub (11) (Owner: Anthony Serra)** Request by applicant Sal Ragonese to construct an 11-lot Conservation Subdivision with a 690' cul-de-sac and a 9.6 Special Permit at 44 Meadowbrook Drive (Map 270, Lots 2&3 and Map 273, Lot 49) on 58.57 +/- acres in the General Residential Zoning District. BY: Barry Gier, P.E., Jones & Beach Engineers, Inc.; Po Box 219; Stratham, NH 03885.
4. **251-63-RC-21-SR (Owners: Steven & Pamela Lenzi)** Request by applicant Robert Russell from 2A Tactical, LLC for Site Review and waivers to construct a 6,000 s.f. will have 2 story building with 11,080 s.f. useable space. The building will have 4,120 s.f. office/classroom space and 2,624 s.f. of retail space, 3,376 s.f. of warehouse/storage space with 960 s.f. of gunsmithing space and have classes with maximum 20 students that will occur during off hours. The location will be on the corner of Calef Highway (aka Route 125) and Bumford Road on 8.6 acres in the Regional Commercial Zoning District. (Map 251, Lot 63). BY: Scott Frankiewicz, LLS & Bernie Temple, PE; New Hampshire Land Consultants, PLLC.; 683C First NH Turnpike; Northwood, NH 03261.

DESIGN REVIEWS

5. **223-26-C2-RC-21-DESIGN (Owner: Joseph Falzone-Route 125 Development, LLC)** Request by applicant for Design Review for a Commercial Site on Route 125 for multi-use located on Calef Highway (aka Route 125) on a 3.8-acre lot in the Regional Commercial Zoning District. By: Scott Cole; Beals Associates, PLLC; 70 Portsmouth Avenue; Stratham, NH 03885.
6. **223-26-C4-RC-21-DESIGN (Owner: Joseph Falzone- Route 125 Development, LLC)** Request by applicant for Design Review for a Commercial Site on Route 125 for motorsports on Calef Highway (aka Route 125) on a 8.8 acre lot in the Regional Commercial Zoning District. By: Scott Cole; Beals Associates, PLLC; 70 Portsmouth Avenue; Stratham, NH 03885.

REPORTS FROM OTHER COMMITTEES

UNFINISHED BUSINESS

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

SETTING OF DATE, TIME AND PLACE OF NEXT MEETING AND ADJOURNMENT

Other information. a) 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 Planning & Land Use Office, from 8:00 a.m. to 3:00 p.m., Monday through Thursday; b) If you are looking at this agenda on the Town's website, you can click on any underlined projects and other items to access additional information; c) This agenda, these applications, and other items are subject to errors, omissions, and change prior to final action; d) Some agendas are marked as "Preliminary Agenda". These are subject to change. The final agenda will be prepared on the Thursday evening prior to the meeting and will be posted on the Town's website; e) Contact the Planning & Land Use Department if you have questions or comments about these or any related matters or if you have a disability requiring special provision.