

4. Ditching needed – 6 trees in ROW – Stonewall would have to go or be moved back
5. Suggestion of service road off Cooper running parallel – Cook does not favor this design
6. Cook stated that as the road existed it could not take the extra traffic. Up to applicant.
7. Applicant needed to design plan.

File # 02/174 – Marie Stinson – lot line revision

Items discussed were:

1. ZBA hearing – access not on frontage
2. Cook explained common drive

File # 02/435 – RLC Holdings

Applicant needed new plan for lot line revisions

File # 498 – Barrington Oaks Cooperative

Items discussed were:

1. 40 foot entrance – hot top in 20 feet
2. Sign at intersection
3. Cisterns
4. Speed limit – relationship to curve in Park road
5. Impact fee
6. Bus stop

Inzer said he would not be available for the August 1 and the September 5 meeting. Vice-chairman O’Ceallaigh will chair the meetings. The meeting adjourned at 10:10, Lemos Huckins, all in favor.

Dawn Hatch, Clerk

7/18/2002

hammerhead. The 4 lots were located near Glass Lane. Meske asked why the lots had a jog, was it strictly for the frontage requirements? Blaisdell said the distance around the hammerhead was used for frontage and because of the wetlands. He said the jog made better building sites. Meske said the Board wanted lot lines to be as straight as possible with the lots as uniform as possible. O'Ceallaigh said physically the plan probably met the Regulations, but if better designed lots could be created and possibly 3 lots instead of 4, this would be better planning and design.

Blaisdell asked if it was written into the rules and regulations that lots could not have curved lot lines? Meske said no, it was considered good planning. O'Ceallaigh asked how good the lot would be if the jog was removed? Blaisdell said road frontage would be lost. He showed what the difference would be on the plan. Huckins said the hammerhead was being used to create the proper frontage. Blaisdell said most towns preferred cul-de-sacs over hammerheads. Cook said the hammerheads were easier to maintain, they can be designed to be one sided if it worked better. He said they must be large enough to allow for emergency vehicles to turn around in. Cook said he would have to measure the new fire truck to know how long and wide one would have to be. He said he would get back to the Board with this information.

Blaisdell said the road would be built to town specifications. O'Ceallaigh asked Blaisdell to check what the size and the use of the abutting parcel was to know whether a strip of land should extend to the lot line for a possible future connector road. Meske said Nester should check with Cook for how he would want the road designed. Again he said the lots should be designed with straight lot lines and rectangular shaped as much as possible.

There were no abutters present. Huckins made a motion to continue the hearing to September 5, seconded by Lemos, all in favor.

File # 02/498 - Barrington Oaks Cooperative - formerly Ayvaz Mobile Home Park
Complete the remaining lots in the Park
Map 10, Lot 7

Rick Keller, Project Director, New Hampshire Community Loan Fund and Engineer Gary Spaulding represented the plan, which was submitted in design phase. Keller said his function was to assist home purchases, businesses, day cares, and upgrades and operations of mobile home parks. He said these parks became cooperatives. Keller said they would be working within the rights granted by the variance in 1973. He said there would be 46 lots with community space and added green spaces. All structures would be 50 feet from all wetlands. Keller said they were trying to establish a community with well built homes, energy rated, and energy efficient. The homes would be placed on foundations. As many trees as possible would be saved. The people living there would own the Park. The NH Community Loan Fund works with the owners.

Keller said he had spoken with the Police and Fire Chiefs, Road Agent Peter Cook, and Ted Buczek. The hammerheads had been redesigned, as had the entrances. Stop signs would be put in place. The cistern would be centrally located. O'Ceallaigh asked if only one was needed? Fire Chief Walker said as long as the cistern would not be farther than 1000 feet from any home one would be sufficient.

Huckins asked if there would be any regular homes? Keller said all would be mobile homes on slabs. Meske asked if people would own their own home and a share in the cooperative that owned the community? Keller said yes, there would also be covenants and park rules. The roads would be private, paved, and maintained by the cooperative. All wells and septic systems would be private.

The utilities would be underground. Keller said they wanted a green development. He said they would work with the Road Agent to protect Beauty Hill Road during construction. The lots would have 7500 square feet as an average size, 15% of the project would be open green space. Drainage, traffic, and wildlife studies would be done. The sign details and road names would be need to be shown on the plan. O'Ceallaigh said the road should be paved in 40 feet from Hall Road. Keller said he had talked with Cook and was willing to do this.

Spaulding explained construction of the entrance. A stone pad would be in place to collect mud so it would not get on the road. When the road was completed it would be removed.

The septic systems were discussed. Testpits needed to be done. Keller said they wanted to go with some type of system other than stone and sand. He said it should be environmentally sound and friendly. Meske asked if there would be 46 systems on the 46 acres? Keller said nothing was designed as yet.

Keller went over the construction sequence. Work would begin in the Spring on the first road loop, this area would be built out and then the next one would be done. He said each section would be a unit by itself and would meet all Town requirements. Lemos asked if there was enough land for a play area? Keller showed the areas of open space on the plan. He said some areas could be used as playgrounds.

O'Ceallaigh said he appreciated the fact that Keller addressed our concerns and every town needed affordable housing. He said with a development of this size we could be looking at 2 or 3 classrooms. Keller said they were trying to do a responsible development.

The road was discussed; the curves seemed tight. Walker asked if instead of a hammerhead could the new road be connected with the existing one? He said he was always concerned that people would park in a hammerhead creating a problem for turning traffic or an emergency vehicle to turn around in. Walker said it would need to be enforced that there was no parking in the hammerhead at any time.

Keller said in the past the former owner had wanted to connect the roads but could not because of the wetlands that would have to be crossed. Keller asked about a tear drop design instead of the hammerhead? Walker said he needed room to turn the fire trucks around easily. O'Ceallaigh said the parking in the hammerhead be needed to be addressed. Virginia Young, President of the Barrington Oaks Cooperative said they would put up signs stating towing zone and enforce it. O'Ceallaigh said it would be up to the members of the cooperative to enforce no parking.

Keller said he would look into tying the roads together. A play area would be located. Young said a play area could be located in the loop of the road. O'Ceallaigh asked when Keller wanted to be scheduled for the next meeting? He said any new material would need to be submitted by August 15. Keller said he would schedule for September 5 and if there were not enough time to get the materiel ready he would ask for

8/1/2002

Rick Drew represented the plan. The wetlands had been delineated. The road was 700 feet long. Drew said a cul-de-sac was not the best design for the proposal. He said the hammerhead contained both turning radii with 50 feet of pavement. Drew presented a map of the surrounding areas, as they would relate to this parcel. The cistern was shown on the plan. Drew said he had met with Rick Walker to discuss the specifications.

A drainage report had been submitted. There would be no additional drainage that would affect Beauty Hill Road. The plan showed 2 backlots. Drew said the drainage basins had been increased to gather runoff. He said the road would be stabilized during construction. Drew said he had placed a note on the plan that trees would be cut back to the right-of-way for visibility.

Meske said the open space was mainly wetlands. Drew explained that the wetlands were not all very poorly drained but a combination of very poorly drained, poorly drained, and some jurisdictional. Meske asked about the difference between a loop and hammerhead. Drew said there would be no reason to make a loop ending due to the wetlands in the area and the area to be developed. He said there would be no other access to Beauty Hill Road.

O'Ceallaigh said with the open space and the 2 residential backlots there would be 3. He was unsure that this would be allowed by the zoning. It could be in violation of the Regulations. Lemos said he did not support using the hammerhead as frontage. He said this was creative. O'Ceallaigh said he was disappointed that both lots used the hammerhead in the calculations of frontage. Drew asked if open space had to have frontage? Inzer said we would review this and get some advise from Consul regarding using the dimensions of a hammerhead as frontage. Inzer said the road intersection design was terrible. He said that as people get creative the Board must get stringent on what was acceptable.

Abutter Betsy Hippensteel said she did not like the odd shaped lots and was concerned about additional drainage leaving the site. Drew said the drainage would go to a detention pond where it would be treated and released slowly. John Bundza said lot 8 would dump on his property. Drew said the drainage study would explain the drainage plan and no additional water would leave the site.

Developer Anthony Franciosa said the wetland was a reason for the hammerhead design. There would be less impact created. Hippensteel said there would be less impact with less lots. Franciosa said there could be up to 9 lots on the site and still meet the Regulations. He said the backlots could enter from Beauty Hill Road or a special exception from the Zoning Board could be researched.

The design was reviewed. Drew said a common driveway would be down the center of the neck of the backlots. The neck could be moved farther away from the road and hammerhead for a better design. Hippensteel said she would like to see the road placed directly across from Mayflower Drive which would make a safer entrance. Inzer asked if this could be done? Drew said the road could be moved closer to Mayflower Drive. He would change this. O'Ceallaigh said that until the backlot situation was answered this was a mute point.

Fransiocia said it might make more sense to make the backlots come off Beauty Hill Road. He said he would like to set up a sitewalk with the Board. Inzer said he needed to get the answers to our questions before a sitewalk was setup. Lot 1 should be redesigned.

8/1/2002

The cistern area could be changed to create more recreational area. Huckins made a motion to continue the hearing to November 7, seconded by Lemos, all in favor.

File # 02/497 – John & Judith Nester

4 lots – Rte.4

Map 13, Lot 16

Continued from September 5, 2002

Surveyor Roscoe Blaisdell represented the plan. The plan showed 4 lots with the front of the parcel abutting Route changed to make the lot frontages more than 75 feet. The remaining portion of land would be within the road right. A common driveway would service the backlots. There would be a wetland crossing. The lots would contain 5 ½ acres each.

The Board spoke on the plan that had been presented for review, which showed 2 backlots. Blaisdell said this was an alternative plan. He said 1 plan was 4 lots with a road and the other was 2 backlots and a driveway. Inzer said we would need to check on the frontage on hammerheads and the backlot issue. Blaisdell said the piece of land was unique, as it did not have enough frontage to conform to a standard lot.

Lemos made a motion to continue the hearing to November 7, seconded by Meske, all in favor. Inzer said the Board would meet with Attorney Bates to discuss the matters before the Board.

File # SR 02/243 – Jodi Huber & Jeff Holleran

Occupational Therapist

Map 14, Lot 22D

Jodi Huber spoke on what she and her husband intended to do at the former basket shop. She said she was a occupational therapist and Holleran would be handling the sale of toys and other items that patients use in therapy. Huber said there would be no outside changes. The same sign would be used with a name change. Inzer said the exiting sign was very bright and should be toned down. He said there were bulbs that could be used that would show less brightness. The parking lot would remain the same. The upstairs apartment in the building was rented. Huber said the hours of operation would be 8:00 AM to 6:00 PM 6 days a week.

Inzer said Huber should meet with the Fire Chief to be sure that the building met all the necessary fire codes. Huber, Holleran, and Walker will set this meeting up. Inzer asked for a motion to continue the hearing. Meske made a motion to continue the hearings to November 7, seconded by Huckins, all in favor

The hearings were closed. Hatch will contact Attorney Bates to set up a date when he could meet with the Board. The next meeting of the Board will be held on October 10 to discuss the Requests for Proposals what were returned. Meske made a motion to adjourn the meeting, seconded by Lemos, all in favor. The meeting closed at 11:00 PM.

Dawn Hatch, Clerk

8/1/2002

Barrington Planning Board Meeting

December 5, 2002 - 7:00 PM

Cafeteria, Middle School

Public hearings with applicants

Members present: Chairman Whitney Inzer
Selectman Larry Meske
Cathal O'Ceallaigh
John Huckins
Todd Brisard
Pat Bedford

Chairman Inzer called the meeting to order at 7:00 PM. He introduced the members. Inzer said File # 02/499, Sandy Brook Corp. had asked for continuance to January 9 as there was no new material to present. O'Ceallaigh made a motion to continue file # 02/499 to January 9, seconded by Meske, all in favor. The hearings were opened. The meeting was taped for future reference.

File # 02/498 - Barrington Oaks Cooperative

Completion of mobile home park

Hall Rd. Map 10, Lot 7

Continued from November 7, 2002

Rick Keller, New Hampshire Community Loan Fund, which was financing and designing the project, and Engineer Gary Spaulding represented the proposal. Keller said they had received the items the Board had discussed in August on the plan and addressed them. He said the hammerhead had been changed to a cul-de-sac and the open space areas had been changed. There would be 3 open space areas, 1 - by the community center for young children, 2 - one for older children where a basket ball hoop could be with a half court. The third one would be grassed. The total amount of open space would be 15,500 square feet +/-.

Keller said as present there was no bus stop shown but as the project developed one would be installed. This would be located where the Town and the Bus Company wanted it to be. Meske asked what the radius of the cul-de-sac was? Spaulding said 100 feet diameter with an 86 foot radius. He said it had been reviewed with Fire Chief Rick Walker for the turning radius of the fire trucks. Keller said the road would always remain private with never any maintenance by the Town. The residents of the park as a cooperative would own it. The cistern locations were shown. Kia Steplefelt asked how the water from the site would flow? Spaulding said part would go east and then to the wetlands. The remaining would flow west. Spaulding explained the drainage and detention ponds. He said the design was to split the runoff from the roads and create a balance on the watersheds. Steplefelt asked if the water flow into Caldwell Brook? Keller said he believed that it did. Spaulding said the drainage study was for both the 25 and 50 year storm.

He said the 50-foot buffer was shown on the plan. Meske said some of the units appeared to touch the undisturbed areas. Spaulding pointed out the septic system

locations. He said there would be 6 or 7 on site. Spaulding said it was not the intent to create any wetland buffer disturbance with lot development. Inzer asked when would the project start? Spaulding said in early spring. He said the loop road would be built first and there would be 3 parts to the development with no decision on which would come second. He said the project would have a buildout of 1 to 2 years as sites were demanded.

Inzer said the Board would require an as-built plan when it was completed. Spaulding asked if this would include the septic systems, wells, roads, underground utilities etc. Inzer said it should include everything that was located on the site. Inzer said it would probably be 2 years before this plan was done as it would come at the end of the development. Keller said they would keep the Board informed of the phases as they were completed.

Meske asked about the wells? Spaulding said 2 wells were proposed with a wetland crossing to reach the well site. Inzer asked Hatch when the variance for the build-out was received. Hatch said the Park received a variance for 101 sites in 1973. At present there were 50 sites. Bob Erkert, SATWaSR Stewardship Group asked if there were any maps available that would show the abutting properties? Spaulding said he had used the GIS maps to see what the areas looked like. Inzer suggested that Erkert view the maps in the Town Offices. Spaulding pointed out the wetlands on the site. Meske said the run-off should remain on the site. Spaulding said eventually water would leave the site but it would be after it had been treated in the detention ponds. Steplefelt said roads and developed sites affected the water runoff. She asked who owned the abutting property? Keller said Dennis Kost.

Inzer asked if there were any waivers requested? Hatch said there were none. She asked if Keller was considering the 44 lots as the buildout of the variance? Keller said yes. Hatch asked if he would put a note on the plan that stated that with the 44 lots and community building presented, the Park was at full buildout and no more sites could be made in the future. Keller said he would do this.

Meske said he did not think there was ample open space with a possibility of 80 to 90 children in the park. Keller said in the existing section there were 49 homes with 25 to 30 children. Meske said there needed to be space for activities. Keller said the sites were larger in this section than in most parks. Meske said it seemed cramped and condensed with not enough space for children to play. Spaulding said the lots varied from 10,000 square feet to 22,000, so with this size and the open space there would be ample room for playing.

Keller said the intent was for 44 lots, not the 51 allowed by the variance. He said there was over 15% of the total area shown as open space. He said there would also be a community center for activities. Meske asked what the size of the building would be? Keller said it was not designed as yet but probably 28 by 50 feet or 30 by 50 feet. Meske said the Board would like to see the size of the building. Inzer said it should be shown with the units. Meske said there was no problem with the size of the sites but would like to know the specific size of the recreational areas and building.

Keller said the building would be built to suit the park residents. He said he could commit to the actual size. O'Ceallaigh said he wished that when the Federal Government was involved in a project it would not always affect the environment. He said he never thought that undersized lots should be acceptable. O'Ceallaigh said this land was a

December 5, 2002

pristine area and it was disappearing fast. Keller said by installing several large septic systems instead of individual ones there would be less effect on the environment. Keller said the units were clustered so it would protect other areas as open space left undisturbed. Meske said cluster development would place all units in a small area with the remaining land left open.

Inzer asked about the open space, what was intended? Keller said the large piece would have the community center with a half court for basketball. The other areas would be seeded and maintained playgrounds with landscaping. Keller said he would be happy to lock in the size of the building tonight. Spaulding said when the community center was proposed we could inform the Board at that time. The inside and outside could be shown. Inzer said this would need to be done before a final plan was signed.

Meske made a motion to give the plan conditional approval with the specific recreational areas and community center shown before the plan was signed. The building footprint and the loamed and seeded areas would be shown as to what was located on these sites. Huckins seconded the motion, all in favor.

File # 02/495 - Wintergreen Trust - Tony Franciosa & Paul & Joyce Bumford

8 lots - Beauty Hill Road - Map 11, Lot 36B

Continued from November 7, 2002

Rick Drew, Orvis/Drew LLC represented the plan. He said the entrance had been changed to be across from Mayflower Drive, the property line had been squared off with the remaining triangle becoming part of the right-of-way. The cistern was shown but would be changed so it would not be farther than 1000 feet from any dwelling per the request of the Fire Chief. The area would be located to allow for snow removal and maintenance.

There was a boundary adjustment with Paul Bumford to locate the driveway to the backlots farther away from the hammerhead. There was now 50+ feet between the driveway and the hammerhead. Drew said the property line had been straightened. Robert Moynihan had done the engineering. Drew explained the drainage. A report had been presented. There would be a detention pond. He went over the road detail sheet, which showed riprapped overflows designed for extreme heavy rain not a 50-year storm. He pointed out the lot sizing graft on the plan showing the upland and wetlands. Drew said all lots were well in excess of the requirements. The off-site improvement fee of \$561.00 had been noted on the plan.

Inzer said the Board had discussed turning the hammerhead 90 degrees. Drew said it met all the turning radii as it existed. Inzer said it would be good planning to turn the hammerhead. Drew said that if this was necessary he could turn it. Inzer said the Board wanted to have the hammerhead away from the driveway to the backlots. Inzer asked if a designated strip to the lot line of the abutting property would be shown for possible future development? Drew said Hippinsteel had no intention of subdividing her property. Inzer said things change and a strip to the abutting lot should be included in the plan. Drew said he had presented a map of the surrounding area showing the wetlands and potential development. Inzer said this should be incorporated into the subdivision plan. The size of the open space was discussed. Drew said this could be enlarged.

He said he had met with the Conservation Commission to discuss a conservation easement. He said Commission members suggested that he place deed restrictions on the

December 5, 2002

Barrington Planning Board Meeting

December 5, 2002 – 7:00 PM

Conference Room, Middle School

All hearing scheduled for December 5, 2002 that were not heard because of time will be continued to January 9, 2002

CONTINUED HEARINGS

Subdivisions

File # 02/495 - Wintergreen Trust – Tony Franciosa – Paul & Joyce Bumford
8 lots – Beauty Hill Road
Map 11, 36B
Continued from November 7, 2002

File # 02/497 - John & Judith Nester
4 lots - Rte. 4
Map 13, Lot 16
Continued from October 3, 2002

File # 02/498 - Barrington Oaks Cooperative
Complete existing mobile home park
Formerly Ayvaz Mobile Home Park
Map 10, Lot 7
Continued from November 7, 2002

File # 02/499 - Sandy Brook Corp/Eric Chinburg
39 lots – Rte. 126 & Province Rd.
Map 2, Lots 14B, 14E, & 14K
Continued to January 9, 2003

Site Reviews

File # SR 02/244 – Aine Baker – Landowner – Frank Peters
Dog Daycare Center – Rte. 125
Map 13, Lot 42C
Daycare center for dogs – training course – grooming
Continued from November 7, 2002

Subdivision

File # 02/500 – Lakeview Trust – Landowner – Ralph & Gail Luby
30 lots - Province Rd. Formerly Camp Don Bosco
Map 2, Lot 13
Continued from November 7, 2002

File # 02/490 - CPL Development, LLC
7 lots - France Road Extension (Class 6)
Map 13, Lot 21B
Continued from November 7, 2002

File # 02/494 - Staple Realty, LLC – Jeff Merrill
20 lots - Oak Hill North
Map 12, Lots 74 & 74C
Continued from November 7, 2002

2. # 02/497 – John Nester
Hammerhead can be used a frontage
Designed per specs of Road Agent
4 lots with road built to town specs Vs 2 backlots with shared driveway?
3. # SR 02/244 – Aine Baker
Deceleration lane?
Noise – information from Dover location/affect on neighbors
Fenced enclosure within the setbacks
Elimination of wastes from dogs?
4. # 02/498 – Barrington Oaks
Plans and supporting data presented – would appear ready for application hearing
Wetland application approved by DES
Drainage plan presented
Application & fees paid

10/17/2007

The Board discussed membership. Todd Brisard will move up to a full member. Pat Bedford has expressed a desire to serve on the Board. He would become an alternate. Hatch said Joel Runnals has also expressed a desire to serve on the Board. Members support both of these men becoming alternates. The Board will write a letter of support to the Selectmen.

The Board will meet on October 24 with the 3 consultants concerning the Master Plan Update. The first conference will be with Jack Mettee, Appledore Engineering, second one with Charles Lawton, Planning Decisions, and the third meeting with Jim Hicks, RKG Associates, Inc.

Dawn Hatch, Clerk

Barrington Planning Board Meeting
October 3, 2002 – 7:00 PM
Cafeteria, Town Offices

CONTINUED HEARINGS

Subdivisions

File # 01/476 - Darwin Hadley & Kostas Grigorakakis
Swain's Lake Estates - 18 lots
Beauty Hill & Calef Island Rds.
Map 11, Lot 18
Continued from August 1, 2002

Site Review

File # SR 02/240 - Terra Vide Realty Trust
Rte 9 Map 15, Lots 6C & 6E
4 buildings - office/retail
Continued from August 1, 2002

Subdivisions

File # 02/489 - Harry & Jacqueline Kessler
2 lots - Rte. 202 & 9
Map 4, Lot 49
Continued July 11, 2002

File # 02/490 - CPL Development, LLC
7 lots - France Road Extension (Class 6)
Map 13, Lot 21B
Continued August 1, 2002

File # 02/493 - Cooper Hill Development, LLC – David Smith
7 lots – Cooper & Jillette Roads & Rte. 202
Map 1, Lot 7
Continued from September 5, 2002

File # 02/494 - Staple Realty, LLC – Jeff Merrill
20 lots - Oak Hill North
Map 12, Lots 74 & 74C
Continued from September 5, 2002

File # 02/495 - Wintergreen Trust – Tony Franciosa – Paul & Joyce Bumford
8 lots – Beauty Hill Road
Map 11, 36B
Continued from August 1, 2002

File # 02/497 - John & Judith Nester
4 lots - Rte. 4
Map 13, Lot 16
Continued from September 5, 2002

File # 02/498 - Barrington Oaks Cooperative
Complete existing mobile home park
Formerly Ayvaz Mobile Home Park
Map 10, Lot 7
Continued to November 7, 2002



File # 02/497 - John & Judith Nester
4 lots - Rte. 4
Map 13, Lot 16
Continued from August 1, 2002

File # 02/498 - Barrington Oaks Cooperative
Complete existing mobile home park
Formerly Ayvaz Mobile Home Park
Map 10, Lot 7
Continued to October 3, 2002 - Nov 7, 2002

Site Review

File # SR 02/241 - Yvonne Whiting
Greenhill Road
Construction business & storage yard
Map 12, Lot 142-2
Continued to October 3, 2002

Lot Line Revision

File # 02/174 - Carlisle Realty, Rose Realty, Rose Realty Trust, & Paul Guptil
Calef Woods & Mallego Rd.
Map 11, Lots 4-2B, 65-13, & 65-14
Continued from August 1, 2002

File # 02/175 - Marie Stinson
Wood Rd
Map 7, Lot 22
Continued from August 1, 2002

Whitney Inzer, Chairman
Barrington Planning Board