

# TOWN OF BARRINGTON PLANNING BOARD

Regular Business Meeting  
Minutes of the June 2, 2015 Meeting  
School Committee Room, Barrington Town Hall

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**Open Meeting:** The meeting was called to order at 7:10 p.m. by Mr. Trim.

**Present:** Michael McCormick – Chair (arrived at 7:12 p.m.), Lawrence Trim, Jr. – Vice Chair, Anne Galbraith, Timothy Lang, Paul Dulchinos, Edgar Adams, Jean Robertson (arrived at 7:20 p.m.)

**Absent:** Christine O’Grady, Adamson Streit

**Also Present:** Solicitor Andy Teitz; Town Planner Philip Hervey; Council liaison Michael Carroll; Mary Ann Rosenlof, secretary

## Consent Agenda

### **Item 3.1: Approve Minutes: April 7, 2015 Regular Business Meeting**

**Motion:** There was a motion by Mr. Lang to approve the minutes as submitted; Mr. Dulchinos seconded the motion, which carried unanimously (6-0).

## New Business

### **6.1 Minor Subdivision: 309 Rumstick Road (Assessor’s Plat 11, Lot 24) - Final plan approval of subdivision creating one new house lot with frontage on Pheasant Lane. Zoned Residence 40**

Present: Paul Baggott, property owner / applicant  
George Dupont, Professional Engineer

Mr. McCormick noted that Mr. Baggott has complied with all of the Planning Board’s conditions of preliminary plan approval.

Mr. Baggott stated that the pool cabana on his property was removed in May – one of the preliminary plan conditions. Mr. Baggott expressed his thanks to the Town of Barrington for their help and professionalism in assisting him with his project.

**Motion:** Mr. Lang made a motion to approve the final plan for this subdivision at 309 Rumstick Road (AP 11, Lot 24), as all conditions of preliminary plan approval have been met, including removal of the pool cabana structure and plan edits.

Ms. Galbraith seconded the motion, and a vote was held:

P. Dulchinos – Yea	L. Trim - Yea
A. Galbraith – Yea	J. Robertson - Yea
T. Lang – Yea	Edgar Adams - Yea
M. McCormick – Yea	

Motion carried, 7-0.

Mr. Hervey will draft the full decision for the Chair's signature, subject to review by Mr. Teitz.

## **6.2 Discussion and Recommendation: Re-Establishing Affordable Housing Fee in Lieu, Amending Density Bonus for Off-Site Units**

Mr. Hervey explained the fee-in-lieu option and that it must be available in order for a developer to pay into the Housing Trust fund in lieu of providing the required LMI units through on-site construction or the use of off-site units (built or existing). The developer of a senior residential community (continuing care retirement community) at the former Zion site has indicated meeting the 25% LMI housing (58 units) requirement, as stated in the Developer Guidance in the Comprehensive Plan, cannot be achieved on-site. The fee-in-lieu could allow payments to the Housing Trust over time to capture existing units and meet the affordable housing requirement off-site. The per-unit fee for Barrington is \$67,000.

There was lengthy discussion regarding affordable housing and the fee-in-lieu. Mr. McCormick noted the Board's concerns and suggested that more homework is needed.

Mark Johnson, resident of the Bay Spring area, asked the Board to consider the location of the affordable off-site units, such that they are not located in the same general area of town.

## **6.3 Comprehensive Plan Implementation Priorities**

Mr. Hervey is working on getting a quote from a consulting firm to assist the Town in assembling the documentation needed to qualify for FEMA's Community Rating System, which would provide a discount to those who have flood insurance.

Other potential Comprehensive Plan projects mentioned include: capturing existing affordable housing, establishing a sidewalk fund, amendments to the Zoning Ordinance and Land Development & Subdivision Regulations for items such as front yard corner lot setbacks and granite bound requirements, and creating a new zone for the Bay Spring Avenue area.

Ms. Robertson, Mr. Lang, Mr. Trim, Mr. Adams and Mr. Dulchinos volunteered to serve on a subcommittee that will develop amendments to the Zoning Ordinance and the Land Development & Subdivision Regulations, as part of the Comprehensive Plan implementation.

## **6.4 Review of Planning Board By-Laws**

The Board discussed the modifications to certain sections of the Board's by-laws, including clarification as to the number of votes required for certain approvals and listing the boards that have a Planning Board liaison assigned to them. Mr. Hervey will make the modifications and distribute to Board for the July meeting.

## **6.5 Election of Officers**

The Board tabled election of officers until the July meeting, for consistency with the by-laws.

Mr. McCormick announced he is stepping down as a member of the Board, as he has accepted a job out of state. Mr. Trim, the vice-chair, will be acting chair for the July meeting.

### **Reports & Special Items**

**Police Cove Park:** Mr. Hervey reported that construction is scheduled to be completed by the end of July 2015, though the potential addition of the boat ramp to the project would push back the completion date. A Blue Star Memorial Marker is proposed to be installed in the park near County Road at the bridge; the planting bed with the marker would be maintained by the Garden Club.

### **Comments from Board Members, Council Liaison, Town Planner**

*No comments.*

The next Planning meeting will be held on July 7, 2015. Mr. Hervey will not be available to attend.

### **Adjournment**

Upon a motion by Mr. Dulchinos, seconded by Mr. Lang, the Board voted to adjourn the meeting at 9:00 p.m.