

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes April 1, 2024

A meeting of the Planning Board was held on Monday, April 1, 2024, at the Hampstead Town Hall, 11 Main Street, Hampstead, NH. This meeting was broadcast live on HCTV 16.

PRESENT: Robert Weimar (Chairman), Lewis Eaton (Ex-Officio), Randy Clark, Mike Hanides, Matt Johnson, Susan Hastings, and alternate Dale Gerry.

Pledge of Allegiance

Chairman's Remarks

Next Public Hearing Date May 6, 2024

Filing Deadline for the May 6, 2024 meeting is April 1, 2024

Chairman Weimar welcomed alternate, Dale Gerry. Clark asked if he had been sworn in yet and he has not so he cannot vote at tonight's meeting. Gerry should see the town clerks to be sworn in prior to the next meeting.

New Business

1. Election of Officers

Hastings nominated Clark as Chairman and Hanides nominated Weimar as Chairman. Two votes in favor of Clark and four votes in favor of Weimar as Chairman. Weimar will continue as Chairman.

Clark was willing to accept the position of Vice-Chairman. Hanides nominated Clark as Vice-Chairman and all were in favor. Clark will continue as Vice-Chairman.

Weimar announced that Eaton was acting as recording secretary this evening.

Old Business

1. Map 9 Lot 029 aka 62 Wash Pond Road subdivision off Liberty Lane

Chairman Weimar announced that Lavelle's office requested a continuance to May 6 public hearing. Weimar added he would like to talk to Keach before the next meeting if the plan changes based on comments from the first meeting.

MOTION: Clark made a motion to accept jurisdiction for the subdivision for property located at Map 9 Lot 029 aka Wash Pond Road.

SECOND: Johnson

VOTE: 6-0

MOTION: Clark made a motion to continue the public hearing for the subdivision for property located at Map 9 Lot 029 aka Wash Pond Road to the 5/6/2024 public hearing.

SECOND: Hastings

VOTE: 6-0

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Planning Board Matters

1. Town Engineer Comments – not present

Weimar stated the board would rekindle the discussion regarding amendments to LSDR/Site Plan Regulations at the next meeting.

2. Correspondence

Johnson made a comment that there was correspondence on file regarding landscape regulations. Chairman Weimar stated they would address the correspondence at the next meeting.

3. Member Comments

Chairman Weimar referenced the recently passed Housing Bills that affect Zoning, specifically HB 1291 regarding Accessory Dwelling Units (ADU's). Weimar stated he feels the town would need to allow at least 2 ADU's. Weimar felt the occupancy number could be established by the town. Weimar said the requirement of at least one detached ADU. Weimar stated he will contact the State reps and indicate the town's concerns in general. Weimar will distribute the letter to all the board members.

Clark asked how can the State require more bedrooms if not supported by soils. Weimar thinks there is some inference to waste-water standards. Weimar commented that he would like to send the letter out before the next meeting.

MOTION: Eaton made a motion to have Weimar prepare a letter to the legislature.

SECOND: Clark

VOTE: 6-0

Eaton stated that Alan Davis is interested in being a PB alternate. Weimar responded that he should submit a letter to the PB office.

Hastings referred back to the legislation and commented that she thought the town establishes regulations and not the state. Weimar explained that the State can overlay the town regulations, he added that Joe Guthrie would say the town has local control.

Clark referred the board members to his proposal for changes to the LSDR's with reference to streets. Clark had two small changes. The use of local roads versus rural roads. Hanides asked about the 1,000 trip per day trigger, Clark stated it is a standard that is referenced in the regulations. Weimar would like Keach to comment on the proposal.

4. Review of Minutes (3/4/2024 public hearing)

MOTION: Hanides made a motion to accept the 3/4/2024 minutes as amended.

SECOND: Clark

VOTE: 6-0

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5. Adjourn

MOTION: Hastings made a motion to adjourn at 7:30 P.M.

SECOND: Weimar

VOTE: 6-0

Minutes prepared by Debbie Soucy, Secretary