

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop February 20, 2024

A meeting of the Planning Board was held on Tuesday, February 20, 2024, at the Hampstead Town Hall, 11 Main Street, Hampstead, NH.

PRESENT: Robert Weimar (Chairman), Randy Clark, Lewis Eaton (Ex-Officio), Kim Colbert, Mike Hanides, Alan Davis, Matt Johnson, alternate Susan Hastings.

1. Discussion regarding Special Committee on Housing – Legislative Proposals
The board members were sent the NHMA Legislative Bulletin #7 for review and there are several housing related proposals, Chairman Weimar asked the PB members if they feel the board should send comment to the legislature. Chairman Weimar asked the board members for their comments on the ADU bills prior to the 3/4/2024 public hearing. Chairman Weimar stated he would draft a document on behalf of the board.

2. Discussion regarding Proposed Changes to Land Subdivision and Site Plan Regulations
- a. Performance Guarantee revision – ready to go once codified
 - b. Architectural & Landscape Design - still in discussion
 - c. FEMA updates to LSDR/Site Plan Regulations – ready to go once codified
 - d. Street Regulations – still in discussion

Soucy stated is working with Keach to codify the proposals and hopes to have something more definitive for the board at the next meeting. Clark commented on the architectural & landscape regulations and stated he is not sure if a lot of the wording is needed. Chairman Weimar cited examples of landscape on projects. Clark stated there is a difference between a condo site versus a commercial site.

Soucy reminded the board the performance guarantee and FEMA updates are part of legislative and federal changes.

The board began discussion on the proposed street regulations prepared by the Chairman. Weimar stated the changes are to help protect roads in certain neighborhoods, he added his strategy is based on increases in traffic from new development. Weimar said there are classifications of roads, arterial, collector, rural, neighborhood, dead-end roads, etc. Weimar stated there is a problematic extension of dead-end roads in town. Weimar stated he added a definition of street connector aka street entrance.

Clark commented that if you are trying to count vehicle trips you want to ensure the appropriate road is connecting to a new development. Weimar stated he added the 25% increase verbiage, but the other wording is currently in the LSDR's. Weimar stated he also added wording regarding pedestrian and bicycle traffic.

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Weimar stated he added a definition of a street entrance, he stated he feels more definitiveness is better. Clark feels less wording is better and to leave matters to PB discretion.

Weimar asked the board members to look at the regulations and provide comments. Clark stated he feels vehicular traffic trip counts is an important factor.

Hastings feels the term neighborhood road is not correct. Hastings stated roads are for vehicular traffic and if folks want walking paths, they should put those on their own property. Hastings commented either look at road design or neighborhood road. Weimar commented that most neighborhoods are out of the way and are not a thorough fare. Weimar stated the question is this is through road or not.

Clark stated in his opinion secondary access is for emergency purposes. Weimar stated you can define as an emergency exit or not based on number of units. Weimar commented a developments street entrance needs to accommodate traffic.

Hanides questioned if a project had a 25% or 50% increase in traffic but was still within the bracket for the number of trips allowed based on the road classification, what happens then. The board discussed whether they could deny an application if above a 25% increase in traffic but still under trips per day based on classification. There was no answer. The matter will move forward to the next meeting for discussion.

3. Member Comments

a. CIP update

Clark made comment about capital improvement versus the capital reserve fund, he stated a capital improvement is a large enough item to build up money to pay for the item. CIP requires acquisition of capital reserve to pay for the item.

Weimar explained the difference between the 2022 warrant article and the 2024 warrant article proposal which is expanding the definition of what the capital reserve funds can be expended on. Weimar added that the BOS has discretion on the life of an item and the dollar amount to be expended.

Clark gave the example that the town is responsible for SWM improvements based on Federal regulations. Weimar stated the CIP came about due to the school needs. Weimar stated the SWM – MS4 requires installation by certain time frames each year. Eaton stated there are three SWM projects in discussion at the moment.

Colbert stated the goal of the CIP is to have all departments prepare the budget the same way.

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b. RPC update

Alan Davis provided the board with an update on a visit from RPC and informed the board that Tim Roache would come speak with the board this coming Spring. Weimar stated he wants to meet with RPC ahead of meeting with the board as a whole.

4. Review Minutes (2/5/2024 Public Hearing)

MOTION: Clark made a motion to approve the 2/5/2024 minutes as presented.

SECOND: Davis

VOTE: 7-0

5. Correspondence – none

6. Adjourn

MOTION: Eaton made a motion to adjourn at 8:45 P.M.

SECOND: Hanides

VOTE: 7-0

Minutes prepared by Debbie Soucy, Secretary