

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop April 16, 2018

PRESENT: Paul Carideo, (Chairman), Ben Schmitz, Glen Emerson, DJ Howard, Steve Wentworth, Joe Guthrie, Randy Clark (Alternate), and Susan Hastings (RPC Representative)

Chairman Carideo opened the workshop at 7:05 P.M.

Planning Board Matters

1. Rockingham Planning Commission (RPC) Appointment

Susan Hastings was present to express her interest in continuing as one of the town's RPC commission representatives. Susan has thirty-plus years of service with RPC in addition to the thirty years she served as the Planning Board secretary. Chairman Carideo asked that Susan provide the Planning Board with updates on a quarterly basis if not more frequently if something time sensitive requires attention.

MOTION: D. Howard made a motion to recommend Susan Hastings to the RPC for another term.

SECOND: G. Emerson

VOTE: 6-0

D. Soucy was asked to draft a letter to the Board of Selectmen recommending Susan Hastings be re-appointed to the RPC.

2. 2018 Zoning Ordinance

There was a discussion regarding the update of the 2018 Zoning Ordinances. D. Soucy reached out to New Hampshire Municipal Association (NHMA) to confirm whether the previous ordinances needed to be kept within the Zoning Ordinance document and was advised that there is no need to do so. P. Carideo stated that the Planning Board, Zoning Board of Adjustment (ZBA), and Code Enforcement are the main users of this document. P. Carideo advised the PB members that the ZBA and Code Enforcement were fine with the removal of the previous ordinances since they only refer to the current zoning ordinances and hard copies of the old ordinances are available.

Chairman Carideo polled the PB members and all agreed to eliminate the previous ordinances from the current zoning document. R. Clark asked D. Soucy to provide him with a copy of the revised 2018 document for review prior to release to the public.

3. Review of Subdivision and Site Plan Regulations

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The PB members reviewed S. Bourcier's written comments regarding driveway regulations and permits. B. Schmitz questioned the 30-day approval for a driveway permit and P. Carideo stated he needs to speak with K. Emerson concerning the process. B. Schmitz asked D. Soucy to provide him with a copy of the driveway regulations in a Word document. Chairman Carideo stressed the importance of reviewing documents prior to the workshop in order to be more productive.

4. Review of Pending Applications

The PB members reviewed the pending applications for the 5/7 meeting.

Accessory Dwelling Unit (ADU) – Map 18, Lot 038, Sandown Road. PB members reviewed the application and plan set submitted.

Central Street Condominium conversion – P. Carideo informed the other board members that the stone wall has been removed. This is contrary to the stone wall preservation included in the Town's Zoning Ordinance. P. Carideo stated he was going to check with Attorney Gorrow regarding restoration. D. Soucy stated she would forward the condominium documents to Attorney Gorrow for review. NHDES State Subdivision approval is needed.

Labrador Lane Lot Line Adjustment (LLA) – Equal swap of land, no new soil calculations were provided, no driveways are shown on plans. D. Soucy was asked to contact applicant for more information.

5. Member Comments

Merryfield Lane Site Walk – B. Schmitz asked how the PB grants waivers. Chairman Carideo referred to RSA 674:36 II N.

6. Review Minutes (4/2 Meeting)

MOTION: J. Guthrie made a motion to approve the 4/2 minutes as amended and post to the Town website.

SECOND: S. Wentworth

VOTE: 6-0

7. Adjourn

MOTION: B. Schmitz made a motion to adjourn at 9:35 P.M.

SECOND: D. Howard

VOTE: 6-0

Minutes prepared by Debbie Soucy, Secretary
