

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop December 18, 2023

A meeting of the Planning Board was held on Monday, December 18, 2023 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH.

PRESENT: Robert Weimar (Chairman), Lewis Eaton (Ex-Officio), Randy Clark, Mike Hanides, Kim Colbert, and Matt Johnson.

1. 2024 Zoning Proposals – Finalize wording for Article #2 Elderly & Multi-Family Housing

Article #1

Are you in favor of the adoption of Article #1, as proposed by the Planning Board, for the Town of Hampstead Zoning Ordinance as follows: amend the following sections **of the Flood Damage Prevention Ordinance**:

In Article II-3:0 Statutory Authorization, Findings of Fact, Purpose and Methods

In Article II-3:1 Definitions

In Article II-3:2 General Provisions

In Article II-3:3 Administration

In Article II-3:4 Provisions for Flood Hazard Reduction

As necessary to comply with the National Flood Insurance Program?

The board discussed Article #1 and agreed to the addition of wording to the amendment to include “of the Flood Damage Prevention Ordinance”. This article is being proposed to be compliant with the Federal Emergency Management Agency (FEMA) in reference to the National Flood Insurance Program.

Article #2

Are you in favor of the adoption of Article #2, as proposed by the Planning Board, for the Town of Hampstead Zoning Ordinance, as follows: Delete Part IV-1 (Multiple Unit Dwelling Structures) and Part IV-10 (Elderly Housing) in their entirety and replace with amended Part IV-1 entitled "Elderly & Multi-Family Housing"?

The board discussed Article #2, the draft document incorporated the changes discussed at the 12/4/2023 meeting. R. Clark stated he read the proposal and does not see a problem with the document, the changes bring the Zoning Ordinance in-line with soil-based lot sizing as well as following the State rules regarding septic loading. R. Clark referred to the concept of zero lot line layout and explained that it is the same as a condo project.

R. Clark stated he has no issue with the proposal as written. Chairman Weimar feels it achieves the intent of what is needed to address the State statutes (2002 HB1661 Section 72, titled *Incentives*). D. Soucy was asked to forward the proposal to Attorney Gorrow for her review and comment.

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M. Hanides asked for clarification on the definition of multi-family housing, R. Clark explained and gave examples of condo and multi-family projects in town. M. Johnson had a question regarding some legal wording and was advised Attorney Gorrow would review and comment.

M. Hanides had a question about water supply requirements. Chairman Weimar stated he would research the matter.

MOTION: R. Clark made a motion to move the draft proposal forward and have Attorney Gorrow review the document prior to the 1/2/2024 public hearing on Zoning proposals.

SECOND: M. Hanides

VOTE: 6-0

2. Member Comments - none

3. Review Minutes (12/4/2023 Public Hearing)

MOTION: R. Clark made a motion to approve the 12/4/2023 minutes as presented subject to comments from Chairman Weimar.

SECOND: L. Eaton

VOTE: 5-0-1 (M. Hanides abstained)

4. Correspondence

- Email from Jim Lavacchia, DPW Director regarding timing of road acceptance. The board received an email earlier in the day from DPW Director asking the PB to consider adding a requirement to the sub-division regulations that would require developers to have request for new road acceptance in to the PB and the BOS no later than October 15th.

The board discussed the matter and felt more research was needed as well as the opinion of members not present. The majority of members present felt that October 15th was not a reasonable date. D. Soucy explained the process of road acceptance, timing, bond reduction and final bond release, etc.

- FEMA Letter

5. Adjourn

MOTION: M. Johnson made a motion to adjourn at 7:40 P.M.

SECOND: R. Clark

VOTE: 6-0

Minutes prepared by Debbie Soucy, Secretary