

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes January 2, 2024

A meeting of the Planning Board was held on Tuesday, January 2, 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), Kim Colbert, Mike Hanides, Alan Davis, Matt Johnson, alternate Susan Hastings.

Pledge of Allegiance

Chairman's Remarks

- Next Public Hearing Date February 5, 2024
- Filing Deadline for the February 5, 2024 meeting is January 2, 2024
- Call for candidates, January 24, 2024 first day to file with Town Clerk
- Town Forum at Library, January 20, 2024 from 11AM – 1PM

2024 Zoning Ordinance Proposals

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?

Chairman Weimar gave an overview of Article #1 being proposed by the board and asked if there were any questions and there were none.

MOTION: K. Colbert made a motion to move Article #1 to the March warrant.

SECOND: M. Hanides

VOTE: 6-0

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"?

Chairman Weimar gave an overview of Article #2 as proposed by the board. Weimar explained that this proposal will bring all areas of the Zoning Ordinance into line using

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

soil-based lot sizing. Weimar added there will be greater density allowed on elderly projects based on the State's reduced flow rates for waste-water standards.

S. Hastings asked if the mobile home parks would be affected and Weimar responded that they would not. S. Hastings stated she was concerned with the looks of projects. Weimar stated the board is addressing that with additional architectural standards. S. Hastings said she was concerned with the HFD being able to turn around in the condo projects. D. Soucy stated this is already part of the regulations via a truck turning plan to show the vehicles can navigate the site, the HFD input is always considered during the planning process.

S. Hastings asked for an explanation of waste-water standards. Weimar stated that NHDES sets the criteria and the standards are different depending on the type of project, i.e.. Residential versus elderly have different flow rates. Weimar stated the Hampstead Zoning Ordinance, Article #2, has a two-bedroom maximum.

MOTION: K. Colbert made a motion to move Article #2 to the March warrant.

SECOND: M. Hanides

VOTE: 6-0

D. Soucy stated that the full text of both articles can be found on the Planning Board webpage in addition to the Town Clerk's office.

Old Business

Map 17 Lot 172 aka 200 Central Street – conditional approval expires 1/2/2024

D. Soucy shared an email with the PB members with a request for an extension on the conditional approval for an additional 30-days to 2/5/2024.

MOTION: M. Hanides made a motion to extend the conditional approval for the Central Street subdivision a final time an additional 30-days to 2/5/2024.

SECOND: A. Davis

VOTE: 6-0

Chairman Weimar asked D. Soucy to advise the applicant that the board is not in favor of granting any additional continuances. D. Soucy stated she felt confident Mr. Andella would be in the office within the next 30-days to satisfy the outstanding administrative conditions.

Planning Board Matters

1. Town Engineer Comments – not present

Weimar asked if D. Soucy could reach out to Keach and see if he could attend the 1/16/2024 PB workshop. The board is looking to finalize the updates to the LSDR and Site Plan regulations that they have been discussing for several months. Weimar stated the goal would be to hold a public hearing on the updates at the 2/19/2024 workshop.

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

2. Correspondence – none

3. Member Comments

- CIP update – K. Colbert provided the board members with an update on the CIP committee progress. Colbert stated they are presenting two warrant articles to establish a CIP fund. Colbert stated she will be presenting the articles to the BOS at the 1/10/2024 meeting.
- RPC update – A. Davis informed the board there will be a meeting later this month with a number of towns and mentioned that there will be funding available and wants to get Hampstead on the list. D. Soucy asked what the money is for and A. Davis did not have any details as of yet to share.

4. Review of Minutes (12/18/2023 Workshop)

MOTION: M. Hanides made a motion to accept the 12/18/2023 workshop minutes as presented.

SECOND: A. Davis

VOTE: 6-0

5. Adjourn

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

SECOND: K. Colbert

VOTE: 6-0

Minutes prepared by Debbie Soucy, Secretary