

# HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

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## Minutes Workshop April 15, 2024

A meeting of the Planning Board was held on Monday, April 15, 2024, at the Hampstead Town Hall, 11 Main Street, Hampstead, NH.

**PRESENT:** Robert Weimar (Chairman), Randy Clark, Joe Guthrie (Ex-Officio), Mike Hanides, Ryan Gray, Matt Johnson, Susan Hastings, and alternate Dale Gerry.

### 1. Map 17 Lot 089 – aka 416 Emerson Ave, Unit 7 Change of Occupancy

John Spartichino was present to explain his proposed business, Sparty's Italian Kitchen, offering craft Italian food, take-out only, the space currently has two bathrooms, one will be for employees the other for customers. Spartichino explained it will be fresh food. He has lived in town 16 years and has been a mason for 23 years and is looking for a change of occupation.

Soucy explained the use is allowed in the zone and that all applicable food licenses, town inspections, etc. will be done before occupancy.

There were no questions from the board.

**MOTION:** Hanides made a motion to approve the change of occupancy for property located at Map 17 Lot 089 aka 416 Emerson Ave, Unit 7.

**SECOND:** Gray

**VOTE:** 7-0

### 2. Map 1 Lot 091-1 & 091-2 Cameron Common – domestic water system development summary

Soucy explained to the board members that John Mason had withdrew his request to meet with the board this evening and confirmed that he would be on the 5/6/2024 agenda. The board was given information ahead of the meeting regarding the domestic water system development.

### 3. Continued discussion regarding amendments to LSDR/Site Plan Regulations

Chairman Weimar asked the Soucy send paperwork to the three (3) new board members in order for them to get up to speed on what the board has been discussing. Chairman Weimar commented that certain definitions were not clear and would like to review with the board members at the next workshop. Weimar stated an important issue of egress and secondary egress needs to be reviewed.

Soucy was asked to research the matter of food trucks.  
(Board member Gray left sick).

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## **4. Continued discussion regarding Legislative Housing Bills**

Chairman Weimar informed the board that he finalized the letter to the House and feels that the Town of Derry is sending a similar letter. Weimar was told another set of hearings is scheduled for next week and he will follow the matter. Guthrie explained that a Special House Committee was formed. Guthrie stated his group will not support bills with the words "shall" and "must", things are not a one size fit all for NH cities and towns. Weimar talked about the federal government's definition of "urban" and Hampstead falls into that category.

## **5. Member Comments**

Chairman Weimar informed the board that he was asked to be on the NHMA policy development committee. Weimar stated this is his opportunity to have a voice and stated he would share any information he receives with the board.

## **6. Review Minutes (4/1/2024 Public Hearing)**

**MOTION: Clark made a motion to accept the minutes of the 4/1/2024 public hearing.**

**SECOND: Hanides**

**VOTE: 6-0**

## **7. Correspondence - none**

## **8. Adjourn**

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

**SECOND: Clark**

**VOTE: 6-0**

Weimar and Johnson informed the board members they would not be in attendance at the 5/6/2024 public hearing.

Minutes prepared by Debbie Soucy, Secretary