

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes June 5, 2023

A meeting of the Planning Board was held on Monday, June 5, 2023 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH. This meeting was broadcast live on HCTV 17.

PRESENT: Robert Weimar (Chairman), Lewis Eaton (Ex-Officio), Randy Clark, Mike Hanides, Kim Colbert, Matt Johnson, Alan Davis, alternates Susan Hastings and DJ Howard, and Steve Keach, Keach-Nordstrom Associates

Pledge of Allegiance

Chairman's Remarks

Next Public Hearing Date July 3, 2023

Filing Deadline for the July 3, 2023 meeting is June 5, 2023

Conditional Use Permit

1. Map 13 Lot 172 aka 66 Quail Run Road – Accessory Dwelling Unit (ADU)

Property owner Carolann Bernier was present to answer questions about the proposed ADU that would be added to the existing home. She is proposing a 30 x 30 ADU addition for her mother, she added that there is plenty of off-street parking available.

Chairman Weimar asked the board if they had any questions. M. Hanides asked for confirmation that the ADU would be adding one additional bedroom, and yes that is the case.

Chairman Weimar asked for public comment and there was none.

MOTION: R. Clark made a motion to accept jurisdiction of the application for an ADU proposal located at Map 13 Lot 172 aka 66 Quail Run Road.

SECOND: M. Hanides

VOTE: 7-0

MOTION: R. Clark made a motion to grant a conditional use permit for an ADU located at Map 13 Lot 172 aka 66 Quail Run Road per the plan submitted.

SECOND: L. Eaton

VOTE: 7-0

Old Business

1. Map 06 Lot 037 aka 9 Gigante Drive – administrative change

Nicole Duquette, PE from GPI was present to answer questions regarding a minor administrative change on a previously approved plan due to the discovery of ledge on site. N. Duquette stated that in an effort to avoid blasting they have redesigned the SWM, the drainage is being directed the same way as previously presented however

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the detention basin was raised. N. Duquette stated the pavement is being reduced by 600 square feet. N. Duquette stated that she received a phone call earlier in the day from abutter, Sue Zakian with questions on the project.

S. Keach read from his email of 5/23 and referenced Sub-section 4-A:1 and 4-A:2 of the site plan regulations regarding a minor administrative change and added that both criteria are met.

Chairman Weimar asked the board members if they had any questions and there were none.

MOTION: R. Clark made a motion to approve a minor administrative change for property located at Map 6 Lot 037 aka 9 Gigante Drive since the board determined the requirements of Sub-Section 4-A:1 and 4-A:2 of the Site Plan regulations had been satisfied.

SECOND: M. Johnson

VOTE: 7-0

New Business

1. Map 12 Lot 069 aka 10 Miners Way – Amended Site Plan

Ryan Lavelle from James M Lavelle & Associates was present to represent the applicant. R. Lavelle indicated the board members had a plan that showed the recommended changes from Keach. R. Lavelle informed the board that paving was done beyond the approval and drainage calculations needed to be reviewed, this is the reason for the amended site plan before the board this evening.

S. Keach reminded the board that the plan has been before the board twice already, once for initial approval and again in November 2022 when it was discovered that paving was done beyond the approved area. S. Keach commented that drainage calculations were needed to demonstrate the Storm Water Management system could handle the additional flow. Gregsak confirmed the drainage calculations.

S. Keach stated that he asked J. Quirk (field engineer) to create a punch list of outstanding items for the site, one item on the list is a driveway culvert to which Keach commented he is not convinced the culvert is needed based on his observations on the site earlier this evening. S. Keach stated he would like J. Quirk to work this out in the field.

S. Keach stated he supports the amended site plan and added the other matters could be worked out before the project is complete. S. Keach stated the pavement needs to be completed per the plan submitted.

From the audience, property owner, Paul DaSilva stated he had no plan to finish the topcoat and was concerned if additional binder is laid that the level will be too high. S. Keach commented that the finished grades are on his engineered plans that were

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approved by the board. DaSilva stated he was not aware of the outstanding matters on the punch-list identified by J. Quirk and would like to review them with Jeff. Chairman Weimar commented that Quirk identified elements that need to be completed, if further changes are needed, he would have to come before the board again.

S. Keach read from the 5/30/2023 Quirk field report. Chairman Weimar asked D. Soucy to share a copy with the property owner. D. Soucy stated that this is a self-created problem, DaSilva's contractor began work on the pavement without Quirk being present. D. Soucy added the contractor knows better and has done work in town before.

MOTION: R. Clark made a motion to accept jurisdiction of the application for an amended site plan for property located at Map 12 Lot 069 aka 10 Miners Way.

SECOND: M. Hanides

VOTE: 7-0

DJ Howard commented on the driveway culvert and feels it would not be effective, therefore is not needed.

MOTION: R. Clark made a motion to grant 90-day conditional approval for the amended site plan for property located at Map 12 Lot 069 aka 10 Miners Way. It is to be noted that all punch list items from J. Quirk field report dated 5/25/2023 be completed.

SECOND: L. Eaton

VOTE: 7-0

2. Map 7 Lots 10 & 42 aka 25 & 35 Stage Road – Lot Line Adjustment (LLA)

Chris Dane from Dane Land Surveying was present to answer questions about the proposed LLA. C. Dane stated this LLA is a correction from when the police station was created. The plan was an arrangement agreed to by the BOS.

Chairman Weimar reminded the board the town voted on this matter at the March 2023 election.

S. Keach reviewed his 5/25/2023 memo noting that monuments need to be set, he also suggested the board review the waiver request.

MOTION: R. Clark made a motion to accept jurisdiction of the application for a Lot Line Adjustment for property located at Map 7 Lots 10 & 42 aka 25 & 35 Stage Road.

SECOND: M. Johnson

VOTE: 7-0

MOTION: R. Clark made a motion to grant a waiver from Section VI:1-I of the Subdivision Regulations to depict and define boundary lines of only that small portion of Map 7 Lot 10 affected by the proposed lot line adjustment.

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SECOND: M. Hanides

VOTE: 7-0

MOTION: R. Clark made a motion to grant 90-day conditional approval for a lot line adjustment for property located at Map 7 Lots 10 & 42 aka 25 & 35 Stage Road subject to: A letter from S. Keach that all comments from his 5/25/2023 letter have been addressed; A letter stating that monuments have been set; Note added to the plan regarding waiver granted.

SECOND: A. Davis

VOTE: 7-0

Other Business

1. Map 12 Lot 015-2 Blue Bird Self-Storage – bond release

D. Soucy read the final field report for the Blue Bird Self-Storage from J. Quirk indicating that all items are installed per plan and a bond release is recommended. R. Clark asked what the town was holding for a bond and D. Soucy responded \$49k.

MOTION: M. Hanides made a motion to release the \$49K bond for the Blue Bird Self-Storage project located at Map 12 Lot 015-2

SECOND: R.Clark

VOTE: 7-0

Planning Board Matters

1. Town Engineer Comments - none
2. Correspondence
 - a. DRAFT 5/3/2023 ZBA minutes
 - b. Map 3 Lot 151 aka 135 Mills Shore Drive – Wetland Permit to replace beach sand

3. Member Comments

4. Review of Minutes (5/15/2023 Workshop)

R. Clark had comments with regard to the Zoning discussion in the minutes. R. Clark stated that Winchester Drive looks like many residential areas in Hampstead, at the end of the cul de sac you are able to enter the Winchester Heights Elderly Housing Development. R. Clark commented there are duplex, triplex, and quadplex buildings within the development. R Clark stated he had pondered changes to the Elderly Housing ZO but felt he would stick with what is currently written.

R. Clark gave the board members a history of the soil-based lot sizing in town. DJ Howard wondered if the bonus included in the Elderly Housing ZO is too much and suggested it be reviewed. Chairman Weimar stated the concern is having enough area for waste-water and septic systems. R. Clark commented that the Elderly Housing ZO only allows for two bedrooms per dwelling unit.

K. Colbert asked Keach if other towns have different limits on Elderly Housing Zoning and he responded they do. S. Keach commented that the Hampstead Elderly Housing

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ZO is the only section that does not use soil-based lot sizing. S. Keach feels soil-based lot sizing should be preserved to save the quality of the water and the land.

MOTION: K. Colbert made a motion to approve the 5/15/2023 workshop minutes as presented.

SECOND: A. Davis

VOTE: 7-0

5. Adjourn

MOTION: L. Eaton made a motion to adjourn at 8:20 P.M.

SECOND: A. Davis

VOTE: 7-0

Minutes prepared by Debbie Soucy, Secretary