

# HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

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## Minutes Workshop June 20, 2023

A meeting of the Planning Board was held on Tuesday, June 20, 2023 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH.

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

### 1. Review of Master Plan Steering Committee (MPSC) Meetings

Chairman Weimar provided the board members with an update on the MPSC and indicated that there is a push on communication. D. Soucy mentioned the auto-call system the school uses to communicate with parents, etc. and wondered if this would be something that could be used to communicate with those who do not have internet access.

B. Weimar mentioned the possibility of an electronic message board on the town hall green and indicated the Lions Club was looking to fund a project. L. Eaton asked for something formal from the Lions Club, currently it is simply a promissory. A. Davis stated he will be doing a presentation for the Lions Club.

L. Eaton stated the Communication Committee currently has only 2 members and stated a call for candidates has been announced at the BOS meetings.

### 2. Capital Improvement Plan (CIP)

Chairman Weimar informed the board that in 1990 the CIP responsibility was given to the PB, Weimar hoped the BOS would support the PB in this process. L. Eaton stated the matter was discussed at the last BOS meeting and M. Carrier's was suggested as a resource for the CIP. L. Eaton suggested waiting until the new DPW head starts so he can be included in the planning.

### 3. Regulation Proposal

Chairman Weimar stated the board is revisiting the idea of updating the landscape and architectural regulations and reminded the board they were given some sample wording to reference from Keach. Chairman Weimar asked the board to review and give their thoughts at the next workshop. Chairman Weimar also feels that more detail is needed in the regulations regarding street and utility work.

R. Clark presented the board with a Zoning Ordinance proposal for Elderly Housing which would limit the residential buildings to a maximum of 3 dwelling units as he feels beyond this looks too dense. R. Clark also proposed mandating a common meeting structure if 40 or more dwelling units are being proposed. Chairman Weimar stated he liked this idea.

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D. Soucy suggested that ADU's could be handled the same as any other building permit and did not need to come before the PB at a public hearing. D. Soucy mentioned that the need for a public hearing was cited as a barrier during a recent training she attended regarding ADU's in NH. D. Soucy stated that the need to notice for public hearing means applicants need to meet the filing deadline and if that date has passed could have to wait an additional 6 weeks to be heard by the board. A few board members expressed concern that they want to ensure the look of a single-family home is maintained.

#### 4. Legislative Update

M. Hanides reviewed the current bills before the house and informed board members that the information could be found online. Chairman Weimar feels the town should let the representatives know how Hampstead feels based on the Master Plan results.

#### 5. Member Comments

L. Eaton provided the board members with a copy of RSA 21:34a Farm, Agriculture, Farming and stated this is the RSA he operates under at Sweet Baby Vineyard.

#### 6. Review Minutes (6/5/2023 Public Hearing)

**MOTION: R. Clark made a motion to approve the 6/5/2023 minutes as presented**

**SECOND: L. Eaton**

**VOTE: 6-0**

#### 7. Correspondence – Draft 6/7/2023 ZBA Minutes

#### 8. Adjourn

**MOTION: M. Hanides made a motion to adjourn at 8:15 PM**

**SECOND: A. Davis**

**VOTE: 6-0**

Minutes prepared by Debbie Soucy, Secretary