

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes September 6, 2022

A meeting of the Planning Board was held on Tuesday, September 6, 2022 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH. This meeting was broadcast live over HCTV 17.

PRESENT: Robert Weimar (Chairman), Randy Clark, Sean Murphy (Ex-Officio), Mike Hanides, Ryan Gray, Bob Villella, DJ Howard (alternate), Susan Hastings (alternate), Lewis Eaton (alternate) and Steve Keach, Keach-Nordstrom Associates, Town Engineer.

Pledge of Allegiance

Chairman's Remarks

Next Public Hearing Date October 3, 2022

Filing Deadline for the October 3, 2022 meeting is September 6, 2022

DJ Howard will be a voting member in place of Kim Colbert.

Old Business

1. Map 08 Lot 243 Camp Tel Noar – Recording - Notice of Decision

D. Soucy informed the board that the office has received the final plans and bonding for the Camp Tel Noar project.

2. Map 10 Lot 039 – 20 Owens Court – Amended Site Plan

James Lavelle of Lavelle Associates was present to represent the applicant. J. Lavelle stated the applicant is adding a loading dock to the building. J. Lavelle submitted new plans to the board and Keach earlier today. J. Lavelle stated the drainage trench will connect to the existing catch basin.

Chairman Weimar asked S. Keach for his comments. S. Keach referred to his most recent letter dated 9/6/2022. S. Keach recommended conditional approval with conditions that all comments in his 9/6/2022 letter have been addressed. J. Lavelle commented he would like to request conditional approval this evening.

Chairman Weimar asked for PB comment and there was none.

MOTION: R. Clark made a motion to approve the amended site plan for property located at Map 10 Lot 039 – 20 Owens subject to all comments in Keach letter of 9/6/2022 satisfactorily addressed.

SECOND: B. Villella

VOTE: 7-0

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

(Note for the record: J. Lavelle was given the opportunity to present Map 12 Lot 069, under new business)

3. Map 11 Lots 150 & 291 and Map 9 Lot 62 – Hampstead Heights - Off Stony Ridge Road – Elderly Housing Development

Chairman Weimar announced that the consultant requested a continuance to the 10/3 public hearing.

MOTION: R. Clark made a motion to continue the hearing for Map 11 Lots 150 & 291 and Map 9 Lot 62 – Hampstead Heights to the 10/3/2022 public hearing.

SECOND: B. Villella

VOTE: 7-0

New Business

R. Clark stepped down from his spot on the board as he voted on this project as a ZBA member. S. Hastings will be voting in his place.

1. Map 03 Lot 062 & 067 – Holiday Lane and Blueberry Lane, Lot Line Adjustment

Robert Balquist, Meisner Brem Corporation was present to represent the applicant and explained the plan and purpose of the LLA. The owners would like to build a small one-bedroom addition on the back of the existing house, the ZBA granted the variance for the setbacks. R. Balquist stated the LLA is an equal swap of land. R. Balquist stated he has addressed the minor comments from Keach's 8/25/2022 letter.

M. Hanides asked about the relocation of the shed. There is room to shift the shed on either property, the homeowner owns both parcels in question.

S. Keach stated he would recommend conditional approval with confirmation that all comments from his 8/25/2022 have been resolved as well as a letter stated the monuments have been set.

MOTION: B. Villella made a motion to accept jurisdiction of the application for property located at Map 03 Lots 062 & 067, Holiday Lane and Blueberry Lane, LLA.

SECOND: R. Gray

VOTE: 7-0

Chairman Weimar asked for public comment and there was none.

MOTION: DJ Howard made a motion to grant conditional approval the application for property located at Map 03 Lots 062 & 067, Holiday Lane and Blueberry Lane, LLA subject to all comments in S. Keach letter of 8/25/2022 being satisfactorily addressed.

SECOND: B. Villella

VOTE: 7-0

R. Clark stepped down from his spot on the board as an abutter. S. Hastings would be a voting member in his place.

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

2. Map 07 Lot 051 & 087 – Hampstead Central School/Emerson Ave, Lot Line Adjustment

Chris Dane of Dane Land Surveying was present to represent the property owners. C. Dane presented the board with updated plans that incorporated S. Keach's comments from his 8/25/2022 letter. C. Dane explained the LLA plan purpose is to encompass the improvements that were done some 20-25 years ago when Dr. Hart owned the property. This LLA will make the matter official. C. Dane explained that the Cronin lot is an existing non-conforming lot that will be made more non-conforming with the LLA. C. Dane explained that the project received a variance from the ZBA for soils lot sizing. C. Dane stated he is requesting a waiver from the board.

S. Keach reviewed his letter dated 8/25/2022 and feels that C. Dane has addressed all the comments. S. Keach stated he recommends the board act upon the waiver request and if granted add a note to the plan; also, monuments are to be installed.

M. Hanides asked if deeds or other formal paperwork would need to be filed; once the LLA plan is recorded the appropriate paperwork will be completed, not part of PB authority.

MOTION: M. Hanides made a motion to accept jurisdiction of the application for a LLA for property located at Map 07 Lots 051 & 087.

SECOND: B. Villella

VOTE: 7-0

MOTION: DJ Howard made a motion to grant the waiver request from Section VI: 1-I of the Town of Hampstead Land Subdivision Regulations for the purpose of permitting the final plat to depict the boundaries of only the limited portion of the School District property affected by this proposed lot line adjustment.

SECOND: S. Hastings

VOTE: 7-0

Geoff Dowd publicly thanked the Cronin family for their patience throughout this process.

MOTION: DJ Howard made a motion to grant conditional approval for the LLA for property located at Map 07 Lots 051 & 087 with the addition of a plan note regarding the waiver granted as well as installation of monuments.

SECOND: R. Gray

VOTE: 7-0

R. Clark commented for forty-four years the property has looked the same, there will be no change with the LLA.

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

R. Clark returned to his spot on the board.

3. Map 06 Lot 037 – Gigante Drive – Amended Site Plan

Chairman Weimar announced that the consultant requested a continuance to the 10/3/2022 public hearing.

MOTION: B. Villella made a motion to continue the application for Map 06 Lot 037 – Fensu - Gigante Drive to the 10/3/2022 public hearing.

SECOND: R. Gray

VOTE:7-0

4. Map 12 Lot 069 – Emerson Ave/Miners Way – Amended Site Plan

James Lavelle of Lavelle Associates was present to represent the applicant. J. Lavelle explained the plan for parking and storage area beyond what was previously approved. J. Lavelle commented that Gregsak did the drainage calculations for the project. The additional gravel storage area is for trailers and extra product. P. DaSilva commented from the office that the trailers need to be assembled and this is an area for temporary storage.

S. Keach commented that the Hampstead Fire Department (HFD) required a minimum of 12 feet of access for emergency vehicles. S. Keach commented that at the original Department Head Meeting for this project this area was not contemplated and would like the HFD comment. From the audience, W. Warnock stated that as long as the HFD has access three sides of the building it would be acceptable.

Chairman Weimar asked the board members if they had questions. M. Hanides asked for confirmation that the gravel base was ok for emergency vehicles and Keach confirmed it was.

Chairman Weimar asked for public comment and there was none.

MOTION: DJ Howard made a motion to accept jurisdiction of the application for Map 12 Lot 069 – 10 Miners Way.

SECOND: R. Clark

VOTE: 7-0

MOTION: DJ Howard made a motion to approve the amended site plan for property located at Map 12 Lot 069 – 10 Miners Way subject to all comments in Keach letter of 9/6/2022 satisfactorily addressed.

SECOND: R. Gray

VOTE: 7-0

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

5. Map 07 Lot 102 – Little’s Lane – Hampstead Fire Department

Jeff Merritt, PE of Granite Engineering, LLC was present to represent the HFD. J. Merritt explained that the parcel in question is 2 acres with the fire station; there is 360-degree access to the building for trucks and other vehicles. The proposal is for an expansion of the existing facility with an administrative area, the two-story addition is approximately 2,090 square feet.

J. Merritt explained the new aisle and parking area as well as the area for ADA accessibility. J. Merritt explained the grading plan to the board.

J. Merritt noted that there is a separate parcel adjacent to the HFD with a fire pond. J. Merritt stated the water flows north to south on the parcel. J. Merritt stated that the new proposal takes into consideration design for Storm Water Management. The SWM includes a bioretention area with a sediment forebay, the flow will be under-drained and discharged.

J. Merritt reviewed the utility plan and stated that some changes will be needed. J. Merritt reviewed the erosion control plan and noted that Best Management Practices will be followed.

J. Merritt reviewed the lighting plan and noted there is no need for pole lighting, rather fully shielded lights will be mounted on the building.

Scott Cornett, from Northpoint Construction Management was present to discuss the building architecture and explain the plan. S. Cornett indicated the entire building will be resided and will match the color of the existing Police Department. S. Cornett stated there are new rest areas on the upper level for personnel as well as a new egress to the back of the building.

S. Cornett explained the passageway from one end of the building to another. R. Clark had a few questions about the layout and Chief Carrier responded.

Chairman Weimar informed the HFD that he asked the Chairman of the SWM Committee to perform a review of the drainage report and comment, Chairman Weimar asked that they consider Chairman Carideo’s comments on the project. S. Keach commented that he had just received the drainage report earlier today. S. Keach reminded the board that the HFD was before the board as a courtesy and indicated the board needs to take no action based on the RSA.

Chairman Weimar reminded the board that the Town has to satisfy the requirements of the Federal MS4 permit. S. Keach commented that this is a well-prepared set of plans. S. Murphy commented that he simply wants to ensure the Town is compliant. Chief Carrier stated the HFD will do whatever needs to get done.

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Planning Board Matters

1. Town Engineer Comments

D. Soucy presented an Application for Earth Excavation to the board and referenced RSA 155-E. There is currently an application before the Sandown PB that will ultimately come before Hampstead since the property lies within both towns. The application was prepared in anticipation to satisfy the requirements for Earth Excavation.

S. Keach, who is also the Town Engineer for the Town of Sandown since 1995, indicated this is the second time the Busby pit is expanding its operation. S. Keach stated the current request is to remove a similar amount as to what was approved over the past ten-year period. RSA 674:53 deals with land of municipal boundaries. S. Keach stated 100% of the excavation will be done in Sandown. S. Keach commented the road giving access runs in Hampstead, Owens Court. S. Keach added that the pit has been in existence since before 1979.

DJ Howard asked if Sandown had blasting regulations and S. Keach stated they do and are administered by HFD Chief Davine. S. Keach added that State permits are needed before the application will come before Hampstead. S. Keach stated that this is not a large commercial pit like Continental.

MOTION: R. Clark made a motion to adopt the Application for Earth Excavation

SECOND: B. Villella

VOTE: 7-0

2. Correspondence

Chairman Weimar informed the board that he received an opinion from Attorney Gorrow indicating that the PB can consider letters submitted to the board, summarize the questions and comments and provide the applicant with an opportunity to respond, all this is done during a PB meeting. The PB was also advised to only answer those questions within their jurisdiction. Chairman Weimar stated that he has additional questions and has reached out to Attorney Gorrow. D. Soucy was asked to share the opinion with the board members.

3. Member Comments

It was noted that there needs to be further discussion on the process regarding SWM. R. Clark commented that Code Enforcement could take on the role. M. Hanides asked about the parking lot on the other side of the HFD. S. Keach stated since the area is not being disturbed it does not need to be addressed.

S. Hastings commented that she believes the board/town needs to resubmit her paperwork to Rockingham Planning Commission (RPC). D. Soucy was not aware of any request and stated she would follow up with Tina Harrington in the morning and research the matter.

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

4. Review of Minutes (8/15/2022 Workshop)

MOTION: M. Hanides made a motion to approve the 8/15/2022 workshop minutes as amended.

SECOND: R. Gray

VOTE: 7-0

Chairman Weimar announced that the Master Plan presentation to the board was rescheduled to Wednesday, September 28, at 7PM in the meeting room.

5. Adjourn

MOTION: B. Vilella made a motion to adjourn at 8:30 PM

SECOND: R. Gray

VOTE: 7-0

Minutes prepared by Debbie Soucy, Secretary