

# HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

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## Minutes Workshop September 18, 2023

A meeting of the Planning Board was held on Monday, September 18, 2023 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH.

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

### 1. Regulation Updates

- Clarify Definition of **Secondary Access** and Requirements? Dead End Road Definition and Requirements – Chairman Weimar stated he would work on language to clarify these definitions and requirements.
- Add to **Elderly Housing** Requirements (i.e., require Activity Center?) – R. Clark agreed with S. Keach recommendation to remove the Elderly Housing Zoning Ordinance completely, this would mean the proposal would come under the Multi-Family Zoning Ordinance. All projects will be given the same level playing field with no density bonus', etc. R. Clark reminded the board that this change would need to go to town vote in March 2024.
- **Impact Fees** – K. Colbert inquired about impact fees. D. Soucy reminded the board this matter was discussed about a year ago and based on the cost-value analysis it would not make sense at this point to add impact fees. D. Soucy was asked to give the board more information on this matter. K. Colbert stated she was concerned with the impact on the school system.
- Status of **Landscape Reg** Updates Incorporation – D. Soucy stated she could have the regulations codified by the 10/2/2023 public hearing. D. Soucy informed the board that there are no new applications for discussion at the 10/2/2023 public hearing and the board could use the time as another workshop.
- Updates for **Stormwater Regs** (Check with Paul Carideo?) – Per S. Keach the Town is in compliance with all Federal SWM regulations. The board recently adopted additional SWM regs in April 2022. Chairman Weimar stated he would touch based with P. Carideo on his thoughts.

### 2. State of NH Regulation Update [Increasing Housing Density?]

The PB received an email from S. Keach indicating that he is not aware of any recent statutory amendment which compels municipalities to modify residential density requirements. Chairman Weimar stated he does not agree with S. Keach opinion re: NH being a "home rule" State. Chairman Weimar stated that Hampstead ZO reviews proposals based on soil-based lot sizing. R. Clark added there is a technical reason for soil-based lot sizing as there is no public sewer available in town.

### 3. Rockingham Planning Commission Update (Alan Davis) – not present

### 4. NHDOT 10-year Capital Plan Recommendations (Ltr of Support for Depot/121 Intersection recommendation from Board of Selectmen)

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Chairman Weimar stated that the matter is not under the privy of the PB. L. Eaton stated he received a letter of support for this project from the HPD. Any letter of support should come from the BOS.

## **5. Coordination with Department of Public Works (DPW)**

Chairman Weimar stated he has spoken with Jim Lavacchia, DPW Director regarding street design standards, road excavation, etc.

## **6. CIP Subcommittee Update**

K. Colbert informed the board that the first meeting of the Capital Improvement Program (CIP) SubCom last Thursday at the HFD. K. Colbert indicated that M. Carrier helped the SubCom develop a worksheet to identify projects over \$25K. K. Colbert stated the CIP SubCom is looking for a member from the business community in Hampstead. The next CIP SubCom meeting is scheduled for 9/21 at 5PM.

## **7. Member Comments**

L. Eaton commented that budget season is upon us and they are looking for members to join the Budget Committee.

### **Route 111 Auto Sales**

D. Soucy reminded the board that Route 111 Auto Sales was asking to alter the approved landscape plan, paving plan, and location of handicap parking spot. S. Keach advised the board that the landscape and paving changes would need to be discussed and voted on by the board. The change of location of the handicap parking spot could be handled administratively as long as the consulting engineer supplies a letter stating that ADA compliance is met based on the relocation. The board discussed the three requests individually.

Chairman Weimar started the discussion with the paving request. Chairman Weimar commented that the SWM system will still work. L. Eaton commented that binder paving is not a smooth surface. Chairman Weimar asked how would it effect the use of the property. Chairman Weimar commented that the top-coat would be needed for continuous public access. K. Colbert stated she did not want to set a precedent. Chairman Weimar stated another option would be for the final paving to be done next Spring. R. Clark stated that for roads the final-coat is typically done a year after the binder coat to fix any defects.

Chairman Weimar commented that the landscape should be done. Chairman Weimar stated the handicap spot relocation should be allowed as long as ADA compliant.

R. Clark commented that there is still a bond in place for the paving so if the owner deferred paving it would be fine.

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**MOTION: B. Weimar made a motion to require the landscape to be installed per the plan.**

**SECOND: M. Hanides**

**VOTE: 6-0**

**MOTION: M. Hanides made a motion to allow the relocation of the handicap parking spot as long as ADA compliant.**

**SECOND: K. Colbert**

**VOTE: 6-0**

**MOTION: M. Johnson made a motion to require the paving to be installed per the plan.**

**SECOND: K. Colbert**

**VOTE: 6-0**

8. Review Minutes (9/5/2023 Public Hearing)

**MOTION: R. Clark made a motion to approve the minutes as presented**

**SECOND: L. Eaton**

**VOTE: 6-0**

9. Correspondence – 9/06/2023 ZBA Minutes

10. Adjourn

**MOTION: R. Clark made a motion to adjourn at 8:10 P.M.**

**SECOND: M. Hanides**

**VOTE: 6-0**

Minutes prepared by Debbie Soucy, Secretary