

# HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

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## Minutes Workshop October 16, 2023

A meeting of the Planning Board was held on Monday, October 16, 2023 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH.

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

### 1. Map 12-015 and 12-015-04 Route 111 Auto Sales – landscape discussion

Property owner, Joe Gerraughty was present to answer the board's questions regarding a revised landscape plan. J. Gerraughty stated when the landscape plan was first drawn he did not own the adjacent property, since he now owns both lots he wants to revise the plan. J. Gerraughty informed the board the utility company did work and removed a lot of trees between his property and the condos. J. Gerraughty stated the new placement of trees will provide both a visual buffer and noise buffer between the properties.

J. Gerraughty added that he cleaned up the area near the stonewall. J. Gerraughty stated he is proposing green giants as plantings since they are green all year long and are fast growing at a rate of 3-4 feet per year. The tree is a type of arborvitae.

K. Colbert asked for further explanation and J. Gerraughty reviewed the location of the plantings. L. Eaton commented that the site looks great. A. Davis agreed as well as other board members, commending J. Gerraughty on the site work.

**MOTION: L. Eaton made a motion to accept the revised landscape plan for property located at Map 12-015 and 12-015-04 Route 111 Auto Sales**

**SECOND: A. Davis**

**VOTE: 6-0**

### 2. Engineering RFQ Question & Answer Session

Chairman Weimar asked if anyone had questions about the engineering RFQ. S. Bourcier was in attendance and stated he did not have questions, he informed the current board that he worked for the town and understands the boards needs and wants. K. Colbert and M. Hanides both commented that it would be nice to have the town engineer present at some of the workshops. D. Soucy informed the board that is fine, however, the board needs to understand that there is an hourly cost associated with the engineers presence at meetings.

### 3. Map 12 Lot 069 – 10 Miners Way - Bond Release

The board members had paperwork from Jeff Quirk, KNA field engineer advising that the project located at 10 Miners Way is complete and recommended bond release. Chairman Weimar asked the board members if they had questions and there were none.

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**MOTION: K. Colbert made a motion to release the bond plus interest accrued for property located at Map 12 Lot 069 aka 10 Miners Way**

**SECOND: L. Eaton**

**VOTE: 6-0**

## **4. Blue Bird Self-Storage - Birch tree removal discussion**

D. Soucy had sent the board members an email on 10/3/2023 regarding the request of the property owner to remove a small cluster of birch trees that were located near the septic system. D. Soucy informed the board that Jeff Quirk, field engineer, and Kris Emerson, Chief Building Official, were not opposed to the request. Chairman Weimar asked the board if there were any questions and there were none.

**MOTION: M. Hanides made a motion to allow Blue Bird Self-Storage to remove a cluster of birch trees adjacent to the septic**

**SECOND: M. Johnson**

**VOTE: 6-0**

## **5. Regulation and Zoning Update Discussion**

Chairman Weimar informed the board he had just given D. Soucy wording regarding the removal of the Elderly Housing Zoning Ordinance. Chairman Weimar added he wants R. Clarks input on the changes. Chairman Weimar reviewed some differences between multi-unit housing versus elderly housing including, minimum acreage requirements, building units, open space requirements, etc. Chairman Weimar stated the changes suggested would mean the standards would be the same for all multi-housing projects based on soil calculations. K. Colbert stated she was concerned that the schools could be overburdened with kids. K. Colbert stated that other residents are worried about too many 55+ projects. D. Soucy reminded the board that changes to the Zoning Ordinance need to go before the voters at the March 2024 town meeting.

Chairman Weimar informed the board that he and D. Soucy spoke with S. Keach earlier in the day regarding the limit of dwelling units for a street for projects with one access point, i.e.. Dead-end streets. Chairman Weimar stated the current regulations state 1,200 linear feet and 12 house lots (48 bedrooms). Chairman Weimar indicated that S. Keach suggested use of vehicle trip counts to establish a limit for future development of "dead end" roads. R. Weimar suggested that trip counts would be difficult to administer, as these calculations are not an exact science. Other options could be the number of bedrooms which could be allocated to individual households or multifamily housing. More research is needed to establish a basis for development limitations for dead end roads. Moreover, the discussion of maximum length of dead end road is needed. Weimar proposed that these issues be discussed at the next Planning Board workshop meeting.

D. Soucy referred the board to a memo from KNA regarding the update of the performance guarantee requirements currently in the LSDR/Site Plan regulations. D.

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Soucy stated there is no urgency on this matter and suggested that all updates to the LSDR/Site plan regulations be held during the same public hearing; i.e.. Performance guarantee, landscape regulations, secondary egress definition.

## 6. 2024 Budget Discussion

Chairman Weimar asked D. Soucy to work with him to prepare the budget. Chairman Weimar commented that the PB budget is based on the number of applications the board receives. B. Weimar commented that the board can also consider adding extra funds for the engineer to attend workshops.

K. Colbert asked if it was appropriate to discuss the salary and change of job title for the PB Secretary. K. Colbert added that it has been stated many times that D. Soucy is not merely a secretary but rather a PB Administrator. Chairman Weimar stated that he has also added to D. Soucy duties and responsibilities, he stated he considers Debbie a full administrator and is hoping to change the level/grade as well as pay for the position.

## 7. Member Comments

Alan Davis made a suggestion about technology for the PB meetings, he suggested the OWL, this device allows members to call into a meeting and facetime with the group, allowing the user to participate remotely. A. Davis stated that a lot of towns use the technology. D. Soucy stated that is fine, however, there are specific RSA's surrounding remote participation at PB meetings that would need to be followed. R. Weimar indicated that the HWRC uses this device for its meetings; however, those not in physical attendance at the meeting cannot vote on motions brought to the boards attention.

## 8. Review Minutes (9/18/2023 Workshop)

**MOTION: L. Eaton made a motion to accept the 9/18/2023 workshop minutes as presented**

**SECOND: A. Davis**

**VOTE: 6-0**

Chairman Weimar informed the board that he has spoken with SWM Chairman, Paul Carideo regarding regulation updates and was advised that the current SWM regulations meet the Federal and State requirements. Chairman Weimar added that the new DPW Director may have more comments as things progress. Chairman Weimar referenced to the drainage issues on Depot Road as one such example.

Chairman Weimar commented about the PB alternates lack of attendance at meetings, he stated he understands the reasons and suggested that maybe another alternate would be helpful. L. Eaton stated he would make the announcement at the next BOS meeting for PB alternates.

## 9. Correspondence

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- a. 9/20/2023 RPC Due Request for 2024
- b. 10/4/2023 Cell Tower notice Town of Hampton
- c. Map 8B Lot 19 aka 56 Shore Drive – Wetland Permit by Notification
- d. Map 8A Lot 19 aka 21 Ells Road – Wetland Permit by Notification
- e. DRAFT 10/4/2023 ZBA minutes

## 10. Adjourn

**MOTION: M. Hanides made a motion to adjourn at 8:00 P.M.**

**SECOND: K. Colbert**

**VOTE: 6-0**

Minutes prepared by Debbie Soucy, Secretary