**Minutes November 6, 2023**

Pledge of Allegiance

A meeting of the Planning Board was held on Monday, November 6, 2023, at the Hampstead Town Hall, 11 Main Street, Hampstead, NH. This meeting was broadcast live on HCTV 16.

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

**Chairman’s Remarks**

Next Public Hearing Date December 4, 2023

Filing Deadline for the December 4, 2023 meeting is November 6, 2023

**New Business**

1. **Map 14 Lot 161 aka 60 Marilyn Park Drive – 2-lot subdivision**

Chris Guida from Fieldstone Land Consultants was present to represent the applicant for the proposed two lot subdivision. C. Guida informed the board this is part of a previous subdivision and stated there have been changes to the soils classifications since the original subdivision plan. C. Guida stated the soils support 3 lots, however, it is not feasible therefore the request for a 2-lot subdivision. C. Guida stated the new lot line is straight from the middle of the cul de sac. C. Guida stated that NHDES subdivision approval is pending.

Chairman Weimar asked Keach to summarize his review letter. S. Keach summarized his 10/30/2023 letter and added the application is technically complete. S. Keach referenced the soils based table on the plan and indicated the lots have sufficient carrying capacity for two lots.

R. Clark had a question about the driveway easement and C. Guida noted it is on the plan.

**MOTION: M. Hanides made a motion to accept jurisdiction of the application for a 2-lot subdivision for property located at Map 14 Lot 161 aka 60 Marily Park Drive   
SECOND: K. Colbert   
VOTE: 7-0**

Chairman Weimar asked for public comment.

*Richard Camasso – 50 Marilyn Park Drive* – stated he purchased his property in 1995 and studied the subdivision plans at the time, he understands things change over time, he stated there were only 4 test pits done on the lot. R. Camasso asked if blasting would be necessary.

Chairman Weimar stated that 16 test pits were done for this proposal and it meets the requirements for a subdivision. Chairman Weimar stated that if blasting is needed that falls under the authority of the Fire Department and they would impose blasting regulations if needed.

R. Camasso stated there is a problem with water flow near the location of the driveway easement and questioned the pitch of the proposed driveway. Chairman Weimar stated there is currently no information on the driveway before the board. C. Guida stated the driveway is not designed yet but it will be a short driveway with gently slopes. C. Guida stated the road agent will ensure that water does not flow into the roadway. C. Guida added it is shallow ledge in the area and feels you will not see additional run-off.

R. Camasso mentioned run-off again adding that he and a neighbor maintain a rock culvert. Chairman Weimar suggested he bring this matter to the attention of DPW Director, Jim Lavacchia.

Chairman Weimar asked for additional public comment and there was none.

**MOTION: R. Clark made a motion to grant 90-day conditional approval for the application for a 2-lot subdivision for property located at Map 14 Lot 161 aka 60 Marily Park Drive subject to all items in the KNA letter dated 10/30/2023:**

* **Driveway permit**
* **NHDES subdivision approval**
* **Boundary monuments to be set   
  SECOND: L. Eaton  
  VOTE: 7-0**

1. **Map 15 Lots 15 & 35 aka 442 & 450 East Road – LLA**

Chris Dane, Dane Land Surveying was present to represent the landowners for the application for a lot-line adjustment on East Road. C. Dane presented the board members with revised plans based on KNA comments. C. Dane explained that the LLA was an equal exchange of land.

Chairman Weimar asked Keach to summarize his letter. Keach stated he reviewed the plan C. Dane just presented to the board and 4 of his 5 comments have been addressed, the remaining item is to set the new monuments.

Chairman Weimar asked the board if they had questions. M. Hanides asked the reason for the LLA and C. Dane stated the landowner wants more area near the driveway for storage.

**MOTION: R. Clark made a motion to accept jurisdiction of the application for a Lot Line Adjustment (LLA) for property located at Map 15 Lots 15 & 35 aka 442 & 450 East Road**

**SECOND: L. Eaton   
VOTE: 7-0**

Chairman Weimar asked for public comment and there was none.

**MOTION: R. Clark made a motion to grant 90-day conditional approval for the application for a Lot Line Adjustment (LLA) for property located at Map 15 Lots 15 & 35 aka 442 & 450 East Road subject to: monuments being set   
SECOND: M. Johnson  
VOTE: 7-0**

1. **Map 14 Lot 102 aka Brady Lane Subdivision – Bond Reduction**

D. Soucy reviewed the KNA paperwork from project engineer, Jeff Quirk for the board. There were no questions regarding the bond reduction.

**MOTION: R. Clark made a motion to reduce the bond for the Brady Lane Subdivision project from $61K to $15K based on KNA reports.**

**SECOND: A. Davis   
VOTE: 7-0**

1. **Map 12 Lot 015 and Map 12 Lot 015-4 aka Route 111 Auto Sales – Bond Release**

D. Soucy reviewed the KNA paperwork from project engineer, Jeff Quirk for the board. There were no questions regarding the bond reduction.

**MOTION: R. Clark made a motion to release the bond $41K plus interest accrued for Map 12 Lot 015 based on KNA reports.   
SECOND: L. Eaton   
VOTE: 7-0**

**MOTION: R. Clark made a motion to release the bond $6,391 plus interest accrued for Map 12 Lot 015-4 based on KNA reports.   
SECOND: M. Jonhson  
VOTE: 7-0**

**Old Business**

1. **Map 01 Lots 091-1 & 091-2 Cameron Commons conditional approval expires 11/6/2023**

Chairman Weimar read the request for an extension of approval from the applicant’s consultant, James M. Lavelle & Associates. Chairman Weimar asked S. Keach if he knew the status of any outstanding approval items. S. Keach stated there has been little dialogue regarding the project since Tim Lavelle’s passing. S. Keach stated he suspects the state permits are being handled by Gregsak as he is the engineer of record. D. Soucy added the State AOT permit has been received. S. Keach said he hasn’t seen an update regarding the water supply. D. Soucy stated she was contacted today by the attorney regarding status of legal documents adding back in 5/2023 she forwarded the documents to Panciocco with town counsel edits.

Chairman Weimar asked the board if they had questions. K. Colbert asked if J. Lavelle could give the board an update on outstanding items at the next meeting in December. Keach stated he suspects the land might sit to spring regardless of approvals.

**MOTION: R. Clark made a motion to extend the conditional approval for 90-days to 2/2024 and ask for consultant, James Lavelle, attend the 12/4/2023 meeting with an update on all outstanding conditions.   
SECOND: A. Davis  
VOTE: 7-0**

Chairman Weimar allowed public comment.

*Tracy Dudgeon – 59 Beverly Drive* – stated she is concerned about the project and understands the challenges, however, this project has been before the board for two years. T. Dudgeon asked how many times an approval can be extended.

Chairman Weimar stated there is no limit on approval extension, as long as the board and applicant agree they will extend the approval.

T. Dudgeon stated it has been 6 months since project was approved and as far as she can tell the land has been cleared twice.

Chairman Weimar stated the board can request Lavelle attend next meeting to provide an update, he added he knows that Mason has been working on other projects in town.

T. Dudgeon stated she is concerned with water issues. Chairman Weimar stated that all decisions regarding water fall under the jurisdiction of the State of NH. S. Keach suggested a search of the NHDES OneStop inquiry for the subsurface application/approval.

T. Dudgeon stated it is frustrating to follow the process for so long and feels it is fair to ask for forward progress on the project.

**Other Matters**

1. RFQ Discussion – Town Engineer – matter moved for discussion after the “review of minutes”
2. Transportation Advisory Committee (TAC) member recommendation – DPW Director, Jim Lavacchia

Chairman Weimar informed the board that it will be a benefit to Hampstead to have representation on this committee.

**MOTION: M. Hanides made a motion to recommend J. Lavacchia to the Transportation Advisory Committee (TAC)  
SECOND: R. Clark   
VOTE: 7-0**

Chairman Weimar directed D. Soucy to write a letter to the Board of Selectmen.

**Planning Board Matters**

1. Town Engineer Comments - none
2. Correspondence - none
3. Member Comments – none
4. Review of Minutes (10/16/2023 Workshop)

**MOTION: L. Eaton made a motion to approve the 10/16/2023 minutes as presented.   
SECOND: A. Davis   
VOTE: 6-0-1 (R. Clark abstained)**

Chairman Weimar announced the board will be going into non-public session to discuss engineering proposals, after this discussion the board will make a motion to adjourn. Chairman Weimar thanked cable and the audience for their attendance.

**MOTION: Chairman Weimar made a motion to go into non-public session per RSA 91-A:3 II (b) hiring to discuss the Town Engineer proposals   
SECOND: L. Eaton  
VOTE: there was a roll call vote 7-0**

1. **RFQ Discussion – Town Engineer**

Non-public discussion.

**MOTION: R. Clark made a motion to continue with Steve Keach as the town engineer for another three years.   
SECOND: K. Colbert   
VOTE: 7-0**

**MOTION: R. Clark made a motion to seal the minutes of the non-public session.**

**SECOND: Chairman Weimar  
VOTE: 7-0**

**MOTION: L. Eaton made a motion to come out of non-public session.  
SECOND: R. Clark   
VOTE: there was a roll call vote 7-0**

1. Adjourn

**MOTION: M. Hanides made a motion to adjourn at 8:20 P.M.  
SECOND: Chairman Weimar   
VOTE: 7-0**

Minutes prepared by Debbie Soucy, Secretary