

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop January 17, 2023

A meeting of the Planning Board was held on Tuesday, January 17, 2023 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH.

PRESENT: Robert Weimar (Chairman), Randy Clark, Bob Villella, and Lewis Eaton. RPC Commissioner, Alan Davis was in attendance as well.

1. Review Open Planning Board positions – March 2023 election

- a. January 25, 2023 first day to file for office
- b. February 3, 2023 last day to file for office

Chairman Weimar reviewed the open positions for the upcoming March 2023 election. R. Clark, B. Villella, and L. Eaton all confirmed they would be running for re-election.

2. Reminder – Town Forum at Library, Saturday, January 21 from 11am-1pm

Chairman Weimar reminded the members about the Town Forum and announced that he and D. Soucy would be attending and welcomed other board members to attend as well.

3. General Discussion re: Regulations

Chairman Weimar referred to a report regarding NH Housing Needs that was prepared by RPC, the information was shared with the other board members electronically last week. Chairman Weimar feels there needs to be a discussion and the Town needs to show we are doing what we can. Chairman Weimar commented that R. Clark has previously stated that Hampstead has a variety of housing options. Chairman Weimar indicated that he was going to reach out to the Sandown and Danville PB Chairman to see what they are doing in their towns.

Chairman Weimar commented that he found the demographics interesting and referenced a chart produced by RPC; R. Weimar feels we need to respond to these numbers. R. Weimar wants to know how RPC came up with these numbers and wants more information. R. Clark commented that some State Representatives have more influence in Concord, NH than others. R. Clark stated the requirements of workforce housing are not economically feasible. Chairman Weimar referred to an abutter comment from the last public hearing regarding housing and wants to know what Hampstead is doing to address the needs.

R. Clark talked about the variety of housing options in Hampstead. R. Clark gave a brief overview of the evolution of the changes in regulations based on the needs of the town residents. For example, there was a concern when kids moved out of a house the parents could not afford the taxes. The Town then considered adopting the Elderly Housing Ordinance.

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Chairman Weimar talked about the reporting requirements of 55+ condos and feels the BOS need to implement a procedure to collect the information on an annual basis. D. Soucy commented that the ZO requires sample condo docs as well as unit deeds that specify the requirements of the Hampstead Zoning, all docs are approved by town counsel.

B. Villella talked about his 55+ apartments and the elderly occupancy requirement. R. Clark stated he recalls a Right of Way (ROW) onto Birch Street was a condition of his approval as secondary egress for his 55+ project. B. Villella confirmed that was the case, the ROW still exists.

R. Weimar asked about housing opportunities for folks in Town. B. Villella commented that his apartments are affordable as well as the Lewis apartments. Chairman Weimar feels that Hampstead needs to show we have a variety.

R. Clark gave a history of Hampstead Area Water Company (HAWC) expansion from small community wells within condos/apartments to then connecting lines throughout town building a larger water system. A few years back there was a concern about water in town and the State took a closer look at HAWC and required them to cut back on the amount of water. Chairman Weimar talked about the water line and connection expansion plans for the region.

Alan Davis asked about housing options for abandoned buildings. D. Soucy commented that towns like Manchester, Nashua, as well as Lawrence & Lowell, MA have converted old mill buildings, etc. into housing units and added that Hampstead does not have that opportunity. D. Soucy added that Hampstead does not have public transportation. B. Villella asked what number is considered affordable? Chairman Weimar said he believes the number is \$400K. B. Villella commented that the average lot in Hampstead costs \$150K and added costs are rising. B. Villella commented that Federal Regulations are another factor that drives up the cost of housing.

4. Member Comments

L. Eaton commented that S. Morse reached out to him regarding the MP Steering Committee and asked if the PB would like a call for candidates at the next BOS meeting, all agreed it was a good idea.

R. Clark stated that he read Chairman Weimar's annual report to the town and commented that he would have left some things out. R. Clark commented that some comments are confusing.

L. Eaton asked if workforce housing could be addressed by the Accessory Dwelling Unit (ADU) regulations. R. Clark commented that ADU's are one of several zoning options available to address workforce housing.

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5. Review Minutes (1/3/2023 Public Hearing)

D. Soucy commented that she and Deputy Chief Warnock had previously reviewed the proposed street names for the Hampstead Heights project and both Rodeo and Towne Lane were OK to use for the project. There is no conflict with the E911 addressing standards.

MOTION: B. Villella made a motion to accept the 1/3/2023 meeting minutes.

SECOND: L. Eaton

VOTE: 4-0

6. Correspondence

- a. DRAFT ZBA minutes

7. Adjourn

MOTION: B. Villella made a motion to adjourn at 8:10 P.M.

SECOND: L. Eaton

VOTE:4-0

Minutes prepared by Debbie Soucy, Secretary