

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop December 19, 2022

A meeting of the Planning Board was held on Monday, December 19, 2022 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH.

PRESENT: Robert Weimar (Chairman), Randy Clark, Sean Murphy (Ex-Officio), Mike Hanides, Kim Colbert, Lewis Eaton (alternate), DJ Howard (alternate) and Susan Hastings (alternate).

Chairman Weimar announced that Lewis Eaton and DJ Howard would be voting members this evening.

1. Change of Use – Map 13 Lot 119 aka 34 Hazel Drive – C2 Commercial

Property owner, Shae Farah was present to answer questions about the change of use at 34 Hazel Drive from pallet manufacturing to automotive repair. S. Farah stated that he has been operating his business in Salem, NH for three years and just recently purchased this building in Hampstead, NH.

S. Farah indicated that he has been cleaning up the property to make it look more presentable. S. Farah stated he would be adding automotive lifts inside the building along with some electrical work. S. Farah stated there would be no modifications to the building at the present time. S. Farah stated in the future he would be looking to add pavement and drainage to the site. R. Clark commented that he would need to come back before the board when he wants to add paving.

S. Murphy asked if there are currently bay doors on the building and S. Farah stated yes, there are. R. Clark asked if he planned on storing boats on the property and he is not. S. Farah confirmed the site will be used for automotive repair. M. Hanides asked if there was a floor drain and S. Farah stated there is not, he uses a Zamboni to clean the floors. DJ Howard asked how many lifts he would be installing and S. Farah stated there would be six in total.

K. Colbert asked questions about oil and other chemicals used with automotive repair. S. Farah stated the company he purchases the oil from removes it from the site as well, he also stated he burns waste oil on site.

Chairman Weimar commented there appears to be earth work done on the site, it appears the ditch was re-dug according to the recorded site plan.

MOTION: R. Clark made a motion to approve the change of use for property located at Map 13 Lot 119 aka 34 Hazel Drive per the application submitted.

SECOND: L. Eaton

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

There was a discussion among the board members. M. Hanides wanted to add conditions to the motion. R. Clark stated he has no problem with the existing plan. M. Hanides was questioning the drainage. R. Clark stated he would not change his motion. R. Clark stated that Code Enforcement and the HFD review a number of items, including handling of contaminants before building occupancy. L. Eaton commented as a business owner in town there are a number of requirements, including evacuation plans, etc. as part of process.

VOTE: 4-3 (RC, SM, DJ, LE voted in favor/MH, KC, RW voted against)

2. Change of Use – Map 12 Lot 130 aka 2 Starwood Drive – C2 Commercial

T. Lavelle was present to represent the applicant for the change of use at 2 Starwood Drive from cabinet display to a barber shop. Matt Orio, one of the building owners was present as well as the barber shop staff. T. Lavelle stated the building is currently occupied by Lavelle & Associates with 7 employees, and Water Energy Distributors with 7 employees both companies classified as office work.

T. Lavelle stated that a barber shop and hairdresser are viewed the same as far as NHDES is concerned for septic loading. T. Lavelle contacted NHDES and was advised to get flows from barber shops that are on metered flows to get comparative data to share with the State. T. Lavelle indicated this information is needed to work out the septic flows/allocation with the State/NHDES.

T. Lavelle stated the applicant would like to know if it is ok to occupy the space while the septic matter is being resolved.

DJ asked if the number of chairs is the same as the number of employees, and yes, there will be 4 chairs and 4 employees. M. Hanides asked about the number of booths and if each would have a wash station. There will only be one wash station that is separated from the 4 individual stations. L. Eaton commented that there is a difference between a barber and hairdresser. The barber commented that daily water usage is low as she typically does one/two washes per month, most clients do not have their hair washed.

T. Lavelle commented the daily water usage is low and there is plenty of parking at the site. DJ asked if the parking is stripped and T. Lavelle answered that yes, it is. DJ asked about hours of operation and if all 4 employees are on site at the same time. There are alternating shifts between the 4 staff members, Saturday is typically the busiest day. T. Lavelle commented that the other businesses are closed on Saturdays.

Chairman Weimar asked if there would be any changes to the building. There will be minimal work done inside the building for the barber stations, they commented that the clippers are wireless and recharge.

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

T. Lavelle indicated he would work out the septic with K. Emerson and the State. T. Lavelle stated the current septic for the site is a 500-gallon tank. Chairman Weimar commented that the current septic would limit the barber shop to two chairs.

Chairman Weimar stated he would be comfortable with approving 2 chairs until the septic matter is resolved with the State. T. Lavelle commented that the offices are allocated 140 gallon per day w/10 GPD per employee.

MOTION: R. Weimar made a motion to approve the change of use for property located at Map 12 Lot 130 aka 2 Starwood Drive with the following conditions:

- **Limited to two chairs until the State/NHDES provides an approval for a change in use to a barber shop.**
- **Subject to Code Enforcements standard conditions for occupancy.**

SECOND: R. Clark

VOTE: 7-0

3. Discussion re: Ryan Gray member resignation

Chairman Weimar stated that there are three seats up for election this March, R. Gray's vacant seat, B. Villella, and M. Hanides. Lewis Eaton indicated that he will be running for a full-time PB position this March. M. Hanides recommended that L. Eaton take R. Gray's seat. Chairman Weimar informed the board that S. Hastings called him and expressed an interest in the position. S. Hastings referenced RSA 673:12 concerning vacancies in membership.

Chairman Weimar asked the board for comment. R. Weimar feels that L. Eaton should be given the chance to fill the vacancy for the next three months since he will be running for a spot this March. Chairman Weimar commented that L. Eaton was a big help with the Master Plan as well as participation at board meetings.

Chairman Weimar appointed L. Eaton to fill R. Gray's spot on the PB until the March 2023 election.

4. Review Landscape and Parking Regulations

The board was provided with sample regulations from KNA at the last meeting and were asked to comment during the workshop. Chairman Weimar stated that he liked the idea of adding standard caliper diameter for trees. R. Weimar commented that past instances of landscaping talked about the height of trees versus the caliper.

R. Weimar stated he would be willing to work with someone to craft the wording for a proposal. R. Clark indicated that the detailed wording is what is important in the regulations. K. Colbert suggested that the prior wording she, DJ, and Lewis worked on could incorporate some of the new wording. Chairman Weimar stated the board could discuss the suggestions at the next workshop.

5. Member Comments

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Chairman Weimar informed the board that the Keach-Nordstrom Associates (KNA) contract for engineering services, etc. has been extended for an additional year.

6. Review Minutes (12/05/2022 Public Hearing)

MOTION: R. Clark made a motion to accept the 12/5/2022 minutes as presented

SECOND: M. Hanides

VOTE: 7-0

7. Correspondence

- a. DRAFT 12/07/2022 ZBA Meeting Minutes
- b. Letter from Tim Lovell, Conservation Commission re: Depot Road site walk

8. Adjourn

MOTION: S. Murphy made a motion to adjourn at 8:10 P.M.

SECOND: M. Hanides

VOTE: 7-0

Minutes prepared by Debbie Soucy, Secretary