

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop July 17, 2023

A meeting of the Planning Board was held on Monday, June 20, 2023 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH.

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

1. CIP Committee Status

K. Colbert will be chairing the CIP committee and explained the composition of the board, there will be PB members M. Johnson, Alan Davis, school David Smith, BOS liaison L. Eaton, budget committee, etc. There are still open positions to be filled, notably, a business owner in town. B. Weimar suggested the committee meet sooner rather than later and suggested Chief Carrier as a resource for the group.

2. Regulation Proposal Discussion

K. Colbert reviewed the architect and landscape design standards that are being proposed for adoption under the Site Plan Regulations. D. Soucy stated they would be added under Section VI Design Standards of the Site Plan Regulations, noted as #10 Architectural and #11 Landscape.

Chairman Weimar informed the board that the Hampstead Water Resource Committee (HWRC) had irrigation regulations that they wanted the Planning Board to consider for adoption. Weimar stated he suggests some form of percentage of coverage for irrigation systems on commercial sites. D. Soucy stated she would work with K. Colbert to add language to the landscape design regulations by adding appropriate wording from the regulations the HWRC proposed.

K. Colbert, M. Hanides, and D. Soucy suggested adding some wording to the landscape standards regarding the uses of native plantings, drought resistant plants, etc. There was discussion among the board regarding the street tree strip. Since these regulations were taken from documents that Keach provided it was suggested the board ask him how certain regulations would affect the Town of Hampstead.

Chairman Weimar stated that he felt more clarity was needed in the regulations regarding secondary access. Weimar stated he was going to work on wording concerning the matter and suggested secondary access required based on impact of increased traffic in the adjoining neighborhood.

D. Soucy reminded the board that R. Clark had some proposed changes to the Elderly Housing Zoning Ordinance and asked the board to review again. It was noted that changes to the Zoning Ordinance are put before the town each March so there is time to refine wording on any proposals.

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D. Soucy reminded the board that she had proposed moving the ADU approval from the PB to the Building Department. The group discussed the pros and cons. D. Soucy stated that it was noted during a recent training that a public hearing is seen as a barrier to ADU's, she also reminded the board that ADU's are considered an affordable housing option. Weimar stated he likes the idea of a public hearing.

The board will continue to review and discuss regulation proposals at future workshops.

L. Eaton thanked K. Colbert for her work on the proposal.

3. Member Comments – none

4. Review Minutes (7/3/2023 Public Hearing)

MOTION: M. Hanides made a motion to approve the 7/3/2023 minutes as presented.

SECOND: K. Colbert

VOTE: 6-0

5. Correspondence – DRAFT 7/5/2023 ZBA Minutes

6. Adjourn

MOTION: M. Johnson made a motion to adjourn at 8:40 P.M.

SECOND: M. Hanides

VOTE: 6-0

Minutes prepared by Debbie Soucy, Secretary