

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop July 18, 2022

A meeting of the Planning Board was held on Monday, July 18, 2022 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH. The workshop began at 7 PM.

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

1. Map 06 Lot 018 – 184 NH Route 111 Self Storage Bond Release

Chairman Weimar commented that the paving has been completed on the site. D. Soucy commented that she had sent pictures to the board members on Friday, some email addresses kicked back as the file was too large. A few members commented that they had driven by the site earlier. Chairman Weimar stated he feels the applicant has satisfied the conditions of the bond.

MOTION: B. Villella made a motion to release the full bond amount (\$90K) plus interest for property located at 184 NH Route 111, Map 06 Lot 018

SECOND: R. Clark

VOTE: 6-0

Chairman Weimar announced that DJ Howard would be a voting member in place of Ryan Gray for the remainder of the workshop.

2. Procedures for Estimating Bond Project Amounts, Bond Release Conditions, and other Closeout Processing Requirements

Chairman Weimar commented that he does not feel that the board has bonded enough for roads in the past. DJ Howard discussed the prior boards rationale regarding bonding on private commercial sites, the board has only bonded for erosion and sediment control. Chairman Weimar confirmed that part of the erosion control bond would include drainage related structures. K. Colbert asked how the bond amounts are calculated. DJ Howard stated he believes it is based on the amount of disturbed area. Chairman Weimar spoke about the prior bond matter on the agenda and stated he felt that paving should have been part of the bond in his opinion. B. Villella explained the build-it or bond-it option for subdivisions, the owner can build the road or bond for the road. Chairman Weimar stated he has concerns with the bonds and inflation. D. Soucy was asked to forward the Brianna Woods/Cameron Commons bond worksheet to the board members for their information.

3. Proposed Master Plan review and adoption process

Chairman Weimar explained to the board that the primary document is completed, the next step is for the MP Sub Comm to ask for input from the PB as well as the BOS prior to formal adoption of the Master Plan at a public hearing. Chairman Weimar talked

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

about action items as a result of the MP process and indicated that BOS support will be needed for implementation.

K. Colbert briefly reviewed the spreadsheet of action items and asked the board members to review and give their opinion to the MP Sub Comm. Chairman Weimar stated the plan is to present the MP to the PB at the 8/1/2022 public hearing, starting the clock for the PB to make revisions. B. Weimar stated the goal is to have the MP adopted by Fall 2022.

Chairman Weimar stated he would like to see a Master Plan Implementation Committee formed to help get the action items accomplished. Chairman Weimar asked the board to review the documents and give their input. B. Weimar stated he would like to present the Top 10 Action Items to the BOS, adding the MP Sub Comm would like the support and buy-in of the BOS.

4. Member Comments

K. Colbert stated she reviewed the 7/5 minutes and had a question on the Cameron Court/Depot Road matter and asked why the board continues this application month after month when no further information has been provided by the consultant. K. Colbert stated the board has not accepted jurisdiction of this application. R. Clark stated the matter was discussed since it was on the agenda, more info is still needed on this project. The board had a discussion regarding legal ad and abutter notice time frames, which are regulated via RSA. R. Clark asked what the downside of continuing the application is, M. Hanides commented that the abutters are not re-noticed. Chairman Weimar summarized the discussion by stating it is an administrative burden to constantly continue an application as well as an issue with abutters not being re-noticed.

Chairman Weimar stated that if an application is incomplete the board should say the application is not complete and the matter should not be discussed. Chairman Weimar stated the board can make the decision not to accept applications as complete at the public hearing.

Chairman Weimar read the RSA on application acceptance, issuance of decisions, any denial must have a written reason in the denial letter. K. Colbert stated that she does not feel the Cameron Court/Depot Road application is complete. M. Hanides pointed out that the regulations clearly state that if an application is incomplete the board shall reject the application as incomplete. B. Weimar, S. Murphy, and R. Clark had a discussion regarding the process of denying an incomplete application.

5. Review Minutes (7/5/2022 Public Hearing)

MOTION: R. Clark made a motion to approve the 7/5/2022 minutes as amended.

SECOND: DJ Howard

VOTE: 5-0-2 (K. Colbert and M. Hanides abstained)

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

6. Correspondence - none

7. Adjourn

MOTION: M. Hanides made a motion to adjourn at 8:50 P.M.

SECOND: B. Villella

VOTE: 7-0

Minutes prepared by Debbie Soucy, Secretary