

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop August 19, 2019

A meeting of the Planning Board was held on Monday, August 19, 2019 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH.

PRESENT: Paul Carideo (Chairman), Steve Wentworth, Sean Murphy, DJ Howard, Chuck Ashford, Jr., Bob Villella, and Randy Clark.

Chairman Carideo opened the workshop at 7:00 P.M.

Planning Board Matters

1. Site Plan / Subdivision Regulation

P. Carideo stated that he is looking for suggestions from the PB members for updates to the Site Plan and Subdivision regulations. P. Carideo stated that he has been working on draft wording for blasting regulations. P. Carideo stated that the erosion control wording needs to be updated because of the IDDE Ordinance that the BOS enacted a few months ago. P. Carideo stated he hopes to have a draft by the next workshop.

D. Howard asked how other towns handle water regulations. R. Clark commented that when the PB was looking at water regulations they found that Windham had very extensive regulations concerning water/wells. P. Carideo stated that the PB must use caution and consider the NH State Laws. P. Carideo stated the Water Committee is looking at large water withdrawal wells. P. Carideo reiterated that any changes would be in line with State regulations. P. Carideo stated that the town can have some regulation over permitting.

P. Carideo stated that landowners have rights to reasonable use of their property. S. Wentworth commented that there are not many lots left for single-family homes in Hampstead. S. Wentworth commented about the undeveloped land in town. C. Ashford asked if concerns can be addressed with reasonable use. P. Carideo stated that Hampstead Area Water Company (HAWC) has a conservation plan and users are supposed to eliminate irrigation during drought conditions. P. Carideo commented that he has been doing test pits for weeks and the ground is dry about a foot below the surface. P. Carideo indicated that NHDES needs to declare a drought and then it needs to be enforced at the town level.

S. Wentworth commented about the change in the size of the cul de sac radius and asked how to change it back to the prior version. P. Carideo stated that when the regulations are updated the PB needs to hold a public hearing.

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There was a brief discussion regarding driveways, specifically the two driveways that were approved on the Owens Court project. P. Carideo commented that there is more control over a narrow driveway as you are better able to direct traffic flow.

2. 2020 Zoning Proposals

P. Carideo stated that the ZBA Chairman approached him concerning communication zoning in the current zoning ordinance. P. Carideo indicated that the conversation was concerning the blimp communication tower that is in Freemont, NH. R. Clark stated that anything above 199 feet is under the control of FAA regulations.

P. Carideo stated that the Water Resource Committee is looking at some ground water protection proposals.

3. Application Review

- Map 8 Lot 15 – 13 Quarry Road – Accessory Dwelling Unit (ADU)

The PB members reviewed the ADU application and commented that there is no plan for the primary dwelling unit (PDU). The square footage of both the PDU and ADU are provided however there is no sketch showing where the ADU connects to the existing structure. The PB members asked for a sketch showing the PDU and ADU that shows the common entrance. R. Clark asked that the driveway/parking area be added to the sketch as well. (D. Soucy reached out to the applicant via email and phone on 8/20).

4. Town Engineer Contract

P. Carideo informed the PB members that the Dubois & King contract expires the end of this year. P. Carideo commented that it is too late in the year to ask for bids. P. Carideo stated that he is thinking of renewing the D&K contract for an additional year and looking for bids if that is what the PB wants to do.

P. Carideo stated that he has been working with RPC regarding a circuit rider. P. Carideo stated that he is looking for assistance and guidance in the office and at PB meetings. P. Carideo stated he had the idea to look at hiring a full-time planner. P. Carideo stated he feels that the land use boards in town do not currently work together.

P. Carideo stated the PB should be doing a Capital Improvement Plan (CIP) and periodically updating the Master Plan. P. Carideo stated that the PB needs to bring in professionals to perform these tasks.

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P. Carideo stated he would get back to the PB when he gets more information. P. Carideo stated that as the composition of the PB changes the board needs someone to keep consistency.

P. Carideo explained the CIP to the PB members. S. Murphy mentioned that the Memorial Gym needs to be replaced at some point and the town should think about incorporating a senior center and other services that may be needed. Something of this nature would be addressed in the CIP.

P. Carideo stated that these are all things the PB should be doing as part of future planning. P. Carideo stated that RPC could work with the Town to perform these tasks or a planner as that is their role. P. Carideo commented that the PB has worked with RPC in the past on the master plan and they are familiar with the Town.

P. Carideo briefly spoke about the report that MRI prepared prior to hiring Debbie as the new PB Secretary. P. Carideo stated that the report made recommendations that have not been addressed.

B. Villella indicated that Plaistow has two engineering firms; the applicant provides a \$5K deposit and is directly billed by the engineer for services. B. Villella spoke about his experiences dealing with other towns. B. Villella feels the applicant could deal directly with the engineer.

P. Carideo stated he is reviewing the current D&K contract. P. Carideo asked D. Soucy to provide him with a copy of the last RFQ for engineering services.

5. Member Comments

P. Carideo provided the PB members with an update on the Owens Court project. P. Carideo indicated that the State is requiring the well be installed before they issue a permit for the septic system. P. Carideo stated that the developer will not install the well before the ledge is blasted on site for obvious reasons. P. Carideo stated that he has spoken with K. Emerson regarding the project. P. Carideo stated they will allow blasting and minimal site work before they drill for the well. This means that the mylar will be on hold until the state permits are issued. P. Carideo informed the PB that the bond for the project has already been posted. P. Carideo stated that he believes the way the application was submitted triggered DES to require approval for a public water supply.

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6. Review Minutes (08/05/2019 Meeting Minutes)

MOTION: D. Howard made a motion to accept the 08/05/2019 minutes as amended

SECOND: C. Ashford

VOTE: 6-0-1(R. Clark)

7. Adjourn

MOTION: S. Wentworth made a motion to adjourn at 8:15 P.M.

SECOND: B. Villella

VOTE: 7-0

Minutes prepared by Debbie Soucy, Secretary