

# HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

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## Minutes Workshop November 21, 2022

A meeting of the Planning Board was held on Monday, October 17, 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, Bob Vilella, Lewis Eaton (alternate) and Susan Hastings (alternate arrived at 7:20 PM).

### 1. 2023 Public Hearing and Filing Deadline Schedule

D. Soucy shared a copy of the 2023 public hearing and filing deadline schedule with the board. D. Soucy stated she would upload the documents to the website.

### 2. Master Plan Implementation

Chairman Weimar informed the board that we are still awaiting the final copy of the Master Plan documents. Chairman Weimar provided the board members with a handout showing 2022/2023 MP Action Items and reviewed each item. B. Weimar stated he feels the Steering Plan Committee concept makes sense, he stated that Board of Selectmen (BOS) input is needed to form a committee and suggested the composition of the Steering Committee membership. B. Weimar stated he would like to bring the matter forward to the BOS since there are items the PB has no control over and the BOS would need to help move those items forward. Chairman Weimar stated that the BOS has already started some work with the Communication Committee regarding some matters. Chairman Weimar stated he would bring the recommendations to the BOS.

### 3. Discussion re: Zoning and Regulation proposal

K. Colbert asked about the definition of floor area, gross and wondered if a change was needed. R. Clark stated that this definition has been refined over the years as cases have come before the Zoning Board of Adjustment. The interpretation of this definition comes into play when an application applies for a special exception from the ZBA to tear down and rebuild in the Recreation Zone B.

K. Colbert asked about the allowed support facilities under the Elderly Housing Zoning Ordinance and questioned whether the board could require recreational facilities for such projects. R. Clark read from the section of the ZO and indicated that most often the board, at the request of the Post Office, will require a postal substation.

The board discussed the services that are offered and wondered if they should/could mandate requirements if a particular number of units are being proposed. R. Clark stated that the ZO also requires a 2-car garage and questioned if that was necessary, review of the ZO states that 2 parking spaces are to be provided and not a garage.

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The discussion shifted to the recent legislation that will allow an application for workforce housing to take advantage of the same incentives offered under the Elderly ZO. Chairman Weimar stated he wants to better understand how this will affect Hampstead. Chairman Weimar stated he would like to do more research regarding workforce housing.

K. Colbert asked why the Elderly ZO requires minimum of 50 feet of frontage. R. Clark stated 50 feet is needed to construct a road.

#### **4. Member Comments – none**

#### **5. Review Minutes (11/7/2022 Public Hearing)**

MOTION: R. Clark made a motion to accept the 11/7/2022 minutes as amended.

SECOND: B. Villella

VOTE: 5-0-1 (B. Weimar abstained)

#### **6. Correspondence**

- Draft ZBA 11/2/2022 minutes

#### **7. Adjourn**

MOTION: B. Villella made a motion to adjourn at 8:40 PM

SECOND: M. Hanides

VOTE: 6-0

Minutes prepared by Debbie Soucy, Secretary