

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes March 6, 2023

Pledge of Allegiance

A meeting of the Planning Board was held on Monday, March 6, 2023 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH. This meeting was broadcast live on HCTV 17.

PRESENT: Robert Weimar (Chairman), Sean Murphy (Ex-Officio), Randy Clark, Mike Hanides, Bob Villella, Lewis Eaton, alternate DJ Howard, and Steve Keach, Keach-Nordstrom Associates.

Chairman's Remarks

Next Public Hearing Date April 3, 2023

Filing Deadline for the April 3, 2023, meeting is March 6, 2023

Chairman Weimar announced that DJ Howard would be voting in place of Susan Hastings.

Chairman Weimar reminded the audience that voting is on Tuesday, March 14th from 8AM to 8PM at the Middle School.

Old Business

1. Map 11 Lots 150 & 291 and Map 9 Lot 62 – Hampstead Heights - Off Stony Ridge Road – Elderly Housing Development – Requested continuance to 4/3/2023

Chairman Weimar read the letter dated 2/22/2023 from Attorney P. Panciocco requesting a continuance to the April meeting stating they need time to resolve questions regarding the second emergency access. R. Clark noted that the project consultant was in the audience and asked if he could respond to the continuance request as the project has been continued a number of times.

Alex Camm from GPI stated the attorney is working out the access matter. R. Clark asked A. Camm if he felt that was an engineering matter and A. Camm stated he did not.

Chairman Weimar asked S. Keach about the additional information received from the consultant regarding the traffic study and asked for an update. S. Keach stated he received information from B. Bollinger, Traffic PE at GPI regarding the qualitative data he had previously requested for the project. S. Keach has yet to provide his comments on the document and will have something prepared for the 4/3/2023 meeting.

S. Keach asked D. Soucy to forward the traffic report to Road Agent, Jon Worthen, for his review and comment.

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MOTION: R. Clark made a motion to continue the hearing for the Hampstead Heights elderly housing development to 4/3/2023.

SECOND: B. Villella

VOTE: 7-0

2. Map 18 Lot 040 – 105 Brown Hill Road – one lot subdivision of land

Ryan Lavelle of James M. Lavelle Assoc. was present to represent the applicant. R. Lavelle reminded the board that the application is for a minor one lot subdivision, frontage is on the right side of the parcel with driveway access on the left side of the parcel. R. Lavelle stated they have made changes based on Keach's remarks. R. Lavelle indicated they received the local driveway permit approval on 3/1/2023. R. Lavelle stated the driveway easement has been reviewed by town counsel and has been resolved, State Subdivision approval has also been received.

Chairman Weimar asked S. Keach for his summary. S. Keach referred to his 3/1/2023 review letter and commented it seems that all outstanding matters have been addressed. Additionally, W. Warnock, HFD reviewed and remarked on the proposed driveway. S. Keach asked R. Lavelle if the monuments had been set, R. Lavelle provided the board secretary with a letter to that effect for the file.

Chairman Weimar asked the board if they had questions. DJ Howard asked if the KNA letter has been addressed and S. Keach stated all comments have been addressed. D. Soucy commented that standard conditions of approval will apply.

MOTION: R. Clark made a motion to grant standard 90-day conditional approval for a subdivision of land for property located at Map 18 Lot 040 aka 105 Brown Hill Road.

SECOND: B. Villella

VOTE: 7-0

Planning Board Matters

1. Town Engineer Comments

S. Keach commented that construction wise things have slowed down in town. S. Keach asked about the amended site plan for the DaSilva property and D. Soucy commented that nothing has been received to date. Chairman Weimar asked the board what they would like to do. D. Soucy stated she could call the property owner in the morning. Chairman Weimar commented that has not worked in the past.

S. Keach stated that Code Enforcement could take action on the site plan violation. R. Clark suggested Code Enforcement as well. S. Keach suggested the PB send a formal letter to the property owner and copy Code Enforcement.

DJ Howard asked about the paving done beyond what was approved and asked if there are drainage issues. S. Keach stated the additional paving and drainage calculations

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are what will be reviewed with an amended site plan. KNA states he would request an as-built for the project as well.

2. Correspondence – none

3. Member Comments

DJ Howard asked about the letter the board received from an abutter regarding the Wetland Ordinance. D. Soucy stated she told the abutter the project would not be discussed again until the 4/3/2023 meeting. D. Soucy stated the issue is that folks “cherry pick” the language from the ordinance and are not reading the ZO in its entirety. Soucy stated she would gladly review the entire Wetland ZO with DJ Howard after the meeting.

4. Review of Minutes (02/06/2023 public hearing)

MOTION: M. Hanides made a motion to approve the 2/6/2023 meeting minutes with the addition of DJ Howard as in attendance.

SECOND: R. Clark

VOTE: 7-0

5. Adjourn

MOTION: B. Villella made a motion to adjourn at 7:40 PM

SECOND: L. Eaton

VOTE: 7-0

Minutes prepared by Debbie Soucy, Secretary