

# HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

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## Minutes August 3, 2020

A meeting of the Planning Board was held on Monday, July 20, 2020 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH. This meeting was broadcast live over HCTV 17.

**PRESENT:** Steve Wentworth, (Chairman), Randy Clark, Paul Carideo, Sean Murphy, Chuck Ashford, Jr., Bob Villella, Tom Riha (alternate), Mike Hanides, and Susan Hastings (alternate).

### **CHAIRMAN'S REMARKS**

Next Public Hearing Date September 8, 2020 (note this is a Tuesday due to the holiday)  
Filing Deadline for the September 8, 2020 meeting is August 3, 2020

### **Conditional Use Permit**

#### **1. 02-168 19 Houstons Way – Accessory Dwelling Unit (ADU)**

Homeowner, Gwynne Gamache, was present to answer questions regarding the ADU application she submitted to the board. R. Clark asked general questions about the layout of the proposal. P. Carideo asked about the entrance to the ADU. R. Clark confirmed there would be access through a slider. S. Wentworth stated the PB is concerned about life safety.

B. Villella asked why take out the slider, the homeowner could simply label the side of the garage with the 19A indicating the entrance around the back. There was a question as to how the Hampstead Fire Department (HFD) would find the unit. D. Soucy commented that she was under the impression that Kris Emerson and Will Warnock would inspect the entrances/exits prior to approving the unit for occupancy. P. Carideo commented that this is the first time the board has seen an ADU with an entrance like this.

S. Wentworth asked for public comment and there was none.

**MOTION: P. Carideo made a motion to approve a conditional use permit for an Accessory Dwelling Unit (ADU) for the property located at Map 2 Lot 168, 19 Houstons Way.**

**SECOND: C. Ashford**

**VOTE: 7-0**

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### New Business

#### **1. 14-102 Brady Lane Subdivision- Waiver Requests**

S. Wentworth and B. Villella stepped down from their spot on the board. R. Clark stepped in as acting Chairman. S. Hastings will replace S. Wentworth as a voting member and T. Riha will replace B. Villella as a voting member.

Jim Lavelle, Lavelle Associates was present to represent the applicant. J. Lavelle stated that he received a memo from Steve Keach, Town Engineer, dated 7/31/20 and indicated that he agreed with all of KNA recommendations.

R. Clark confirmed that this meeting was properly noticed for a public hearing.

**MOTION: P. Carideo made a motion to accept the application for Map 14 Lot 102, Brady Lane Subdivision for a public hearing.**

**SECOND: C. Ashford**

**VOTE: 7-0**

R. Clark suggested the board discuss the waiver requests.

**MOTION: P. Carideo made a motion to waive the requirements of Section VII:1-Q to permit modification of the typical roadway section to substitute two 9 inch lifts of 304.4 for the required three 8 inch lifts of 304.3 provided the 304.4 material is placed upon a 12 inch minimum thickness of free draining soil corresponding to the requirements of Section 304.3.1.3 of Standard Specifications.**

**SECOND: C. Ashford**

**VOTE: 7-0**

M. Hanides asked about the changes to the roadway regulations. P. Carideo stated that he felt a change in town engineers also came with a change in their philosophy and that the Planning Board should probably rewrite the ordinance to accommodate varying new road construction regulations dependent on expected road use/traffic. J. Lavelle explained that towns have different regulations for different types of roads. For example, dead end streets, connecting streets, major thruways, etc. P. Carideo spoke about NHDOT regulations and different uses on the roadways in Hampstead. J. Lavelle stated that he is in agreement with the recommendations outlined in the KNA memo.

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R. Clark suggested the board discuss the waiver request with regard to the cul-de-sac radius. J. Lavelle explained the cul-de-sac resizing and stated the applicant is requesting to size the cul-de-sac at 62' based on the previous regulation requirements.

**MOTION: C. Ashford made a motion to waive the requirements of Section VII: 1-H:5 to permit modification of cul-de-sac geometry to require the exterior edge of pavement to be constructed with a 62 foot, rather than 72 foot outside radius.**

**SECOND: P. Carideo**

**VOTE: 7-0**

R. Clark read the three additional comments from the KNA memo dated 7/31/20, revised plan sheets accordingly based on granted waiver requests, add notes to plan set, meet all other conditions of approval.

P. Carideo stated he had heard that there may be a dry hydrant on the property and if so, it should be added to the plan set. B. Villella confirmed that a dry hydrant will be installed.

S. Wentworth and B. Villella returned to their spots on the board.

### Planning Board Matters

1. Regulation Discussion – previous discussion regarding roadway regulations.

#### 2. Stormwater Management Regulations

Chairman Wentworth stated that he and P. Carideo met with Steve Keach, KNA last week to discuss the MS4 permit requirements and the next steps moving forward. Chairman Wentworth stated that S. Keach suggested the board table the regulation discussion.

P. Carideo indicated that the PB needs to coordinate with the Board of Selectmen (BOS) to discuss each boards role in order to avoid duplication of efforts. P. Carideo stated that S. Keach should be involved in that discussion. S. Murphy spoke about the current SWM plans and what the Town has done to date. S. Murphy indicated that Julie LaBranche, RPC would be attending an upcoming BOS meeting.

3. Town Engineer Comments -not present

4. Correspondence -none

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5. Member Comments -none

6. Review of Minutes (7/20 Workshop)

**MOTION: R. Clark made a motion to accept the 7/20 workshop minutes as amended.**

**SECOND: C. Ashford**

**VOTE: 7-0**

7. Adjourn

**MOTION: S. Wentworth made a motion to adjourn at 7:50 P.M.**

**SECOND: P. Carideo**

**VOTE: 7-0**

Minutes prepared by Debbie Soucy, Secretary