

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes September 8, 2020

A meeting of the Planning Board was held on Tuesday, September 8, 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, Chuck Ashford, Jr., Bob Villella, Mike Hanides, Tom Riha (alternate), and Susan Hastings (alternate), Steve Keach, Town Engineer, Keach-Nordstrom Associates (KNA).

CHAIRMAN'S REMARKS

Next Public Hearing Date October 5, 2020

Filing Deadline for the October 5, 2020 meeting is September 8, 2020

Old Business

1. Map 06 Lot 108 – Hampstead Self Storage

S. Keach referred to J. Quirk inspection report of 8/25/2020 and the recommendation to release the bond dated 8/31/2020. Chairman Wentworth asked the board members if they had any questions, there were none. S. Hastings asked if she could vote in S. Murphy absence and was advised that she could not, S. Murphy holds the ex-officio position on the board and cannot be replaced by alternates for voting.

MOTION: R. Clark made a motion to release the bond amount on the Hampstead Self-Storage project for property located at 53 Gigante Drive, Map 6 Lot 108.

SECOND: B. Villella

VOTE: 6-0

2. Map 08 Lot 243 – Camp Tel Noar – Yurt Village

S. Keach explained the request to extend the conditional approval for the amended site plan for the yurt village expansion on the Camp Tel Noar property. R. Haight from Meridian was present and stated the camp is unsure at this time when they will be operational due to the Covid-19.

P. Carideo commented that the bonding doesn't need to be in place but the remaining conditions of the approval should be met. S. Keach stated he feels the applicants request is reasonable.

MOTION: R. Clark made a motion to extend the conditional approval for the Camp Tel Noar amended site plan for Map 8 Lot 243 to February 1, 2021.

SECOND: C. Ashford

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VOTE: 6-0

3. Map 12 Lot 015 – Change of Use/Amended Site Plan

S. Keach explained the conditional approval extension request and stated that the status of Witcher Road prohibits the applicant from using a portion of the property highlighted in the amended site plan. According to the opinion from town counsel there cannot be any improvements within the Right of Way (ROW), town counsel also suggested that the Town could vote to close that portion of Witcher Road in March.

B. Pratt from Fuss & O'Neill stated the intent of the change of use plan is to leave the plan as is and not occupy the nine (9) parking spaces in question. B. Pratt talked about the State of NH ownership of the other half of the ROW when/if Witcher Road is formally discontinued, they are applying to the State to purchase that portion of the ROW.

S. Keach asked about a time frame to complete the remaining outstanding conditions of approval. S. Keach suggested "blacking out" the parking spaces in question and adding "no parking" to the spaces as well. B. Pratt felt he could have a final mylar within the next 90 days. S. Keach asked for a plan note regarding the Witcher Road encroachment.

P. Carideo stated he wants the plan recorded; no reason the conditions can't be met. P. Carideo inquired about the signage on the site. Chairman Wentworth asked if the sign information could be provided to the PB office prior to the 9/21 workshop.

MOTION: R. Clark made a motion to extend the conditional approval for the Change of Use/Amended Site Plan for property located at Map 12 Lot 015 an additional 45 days to 10/13/2020

SECOND: C. Ashford

VOTE: 6-0

S. Wentworth and B. Villella stepped down from their spots on the board. Vice-Chairman, R. Clark took over the meeting and S. Hastings and T. Riha would replace Wentworth and Villella on any votes.

4. Map 14 Lot 102 – Brady Lane Subdivision

B. Villella asked for an additional 90-day extension for the conditional approval for the Brady Lane subdivision for property located at Map 14 Lot 102. R. Clark asked if the PB

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members had any questions and there were none. R. Clark felt 90 days was a reasonable request.

MOTION: P. Carideo made a motion to extend the conditional approval on the Brady Lane Subdivision, Map 14 Lot 102 an additional 90 days to 11/27/2020

SECOND: C. Ashford

VOTE: 6-0

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

New Business

1. Map 12 Lot 015 NH Route 111 and Emerson Ave – Subdivision

B. Pratt from Fuss & O'Neill was present to represent the applicant and explained the five (5) lot subdivision on the former "Little Mexico" site and explained the Witcher Road "crescent" that is shown on the plan. B. Pratt explained the issue with the frontage on Witcher Road and stated the ZBA granted a variance and considered Route 111 as the frontage. B. Pratt reviewed the 9/3/2020 letter from KNA and stated he will be able to address all the comments.

Chairman Wentworth asked the PB members for any questions. S. Keach explained that this is a typical commercial site and read comments from his review letter. S. Keach asked the PB members to take note of comment #7 on his review letter which relates to a "Declaration of Covenants" to address the easements, ROW, shared access, etc. within the newly subdivided parcels.

MOTION: R. Clark made a motion to accept jurisdiction of Map 12 Lot 015, 664 Route 111, Subdivision plan.

SECOND: B. Villella

VOTE: 6-0

Chairman Wentworth asked the PB members for any questions. P. Carideo commented that the wetland delineation is not clearly called out on the plan set. B. Pratt stated he would clean that up on the plan. P. Carideo asked about a note regarding the water on the site. B. Pratt stated he would add a note that the wells are to be removed and the site will be serviced by Hampstead Area Water Company (HAWC).

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S. Keach, P. Carideo, and B. Pratt had a discussion regarding the HISS mapping and soil-based lot sizing calculations.

Chairman Wentworth asked for public comment and there was none.

S. Keach stated that by adjusting the lot lines to accommodate the lot sizing requirements adjoining lots are affected and the subsequent site plans would need to be corrected.

MOTION: C. Ashford made a motion to continue the subdivision plan for Map 12 Lot 015, 664 Route 111 to the October 5, 2020 public hearing.

SECOND: R. Clark

VOTE: 6-0

2. Map 12 Lot 015-3 666 NH Route 111 – Stateline Trailer Sales – Site Plan

B. Pratt from Fuss & O'Neill was present to represent the applicant and explained the site plan for Stateline Trailer Sales. B. Pratt stated he would prepare a "Declarations" document as previously discussed. B. Pratt referred to the 9/3/2020 letter from KNA and indicated he would be able to address all the comments including the encroachment on Witcher Road.

S. Keach explained his thought process on the subdivision and each site plan should stand independently of the other parcels. S. Keach, P. Carideo, and B. Pratt had a discussion regarding the parking lot shown over the boundary line.

Chairman Wentworth asked for public comment and there was none.

MOTION: C. Ashford made a motion to continue the site plan for Map 12 Lot 015-3, 666 Route 111 to the October 5, 2020 public hearing for consideration for acceptance.

SECOND: R. Clark

VOTE: 6-0

3. Map 12 Lot 015 664 NH Route 111 – Route 111 Auto Sales – Site Plan

B. Pratt from Fuss & O'Neill was present to represent the applicant. B. Pratt stated that they received comments from NHDES earlier today regarding the project. B. Pratt

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explained the dredge & fill permit request and indicated the project was kept under 10,000 square feet in order to avoid remediation on the site.

B. Pratt stated the area in question was a stormwater wetland and indicated that he now needs a variance for building activity within a wetlands. P. Carideo stated that wetland soils just don't go away. B. Pratt stated they will be removing the water source and wetlands. S. Keach directed the board members to comment #2 of his 9/3/2020 letter concerning the wetlands. P. Carideo stated he felt the plan could be changed without a need for a variance, they could slide the building over and rotate the septic to avoid the wetlands.

P. Carideo noted that the town has a stonewall ordinance and any portion of the wall that is disturbed needs to be rebuilt. B. Pratt stated he would address the matter. P. Carideo also stated that the lighting on site needs to be Dark Sky compliant and notes that there are residential houses across from the site.

MOTION: C. Ashford made a motion to continue the site plan for Map 12 Lot 015, 664 Route 111 to the October 5, 2020 public hearing for consideration for acceptance.

SECOND: R. Clark

VOTE: 6-0

4. Map 12 Lot 015-2 664 NH Route 111 – BlueBird Self Storage – Site Plan

B. Pratt from Fuss & O'Neill was present to represent the applicant. B. Pratt talked about the variance that was needed for the building height and the parking spaces. B. Pratt explained the plan and stated he would address the comments in the 9/4/2020 review letter from S. Keach.

C. Ashford had a question regarding the snow storage on site. B. Pratt stated the area in question is approximately 40 feet wide so snow storage should not be a problem.

P. Carideo had a question regarding the dumpster location and asked if the pavement would be able to handle the weight as well as provide enough space to turn around a truck. P. Carideo commented that there is a 40ft tall building being proposed and only two trees for landscaping, he asked if they could do more.

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S. Keach stated that this is a complete application in front of the board. S. Keach started a discussion regarding signage. B. Pratt explained that the two tenants are still trying to work out signage.

P. Carideo commented that typically an approved site plan will show signage on the plan. P. Carideo stated that if a larger sign is wanted the applicant would need ZBA relief. P. Carideo commented that he would like the size of the signs. B. Pratt stated he will provide the PB office with the signage information. B. Pratt stated that signage was not the top priority when designing the plans and submitting the applications, they were more concerned with drainage, etc.

MOTION: P. Carideo made a motion to accept jurisdiction of the BlueBird Self Storage site plan for property located at 664 NH Route 111, Map 12 Lot 015-2.

SECOND: C. Ashford

VOTE: 6-0

Chairman Wentworth asked for public comment and there was none.

MOTION: P. Carideo made a motion to continue the BlueBird Self Storage site plan for property located at 664 NH Route 111, Map 12 Lot 015-2 to the 10/5/2020 public hearing.

SECOND: R. Clark

VOTE: 6-0

Planning Board Matters

1. Town Engineer Comments – Stormwater Management/MS4, Master Plan, Capital Improvement Plan (CIP), S. Keach stated he would attend the 9/21/2020 PB Workshop to discuss these items.

2. Correspondence

- ZBA Minutes
- Cell Tower – Town of Hooksett
- Wetlands Permit, Map 14 Lot 26 – 79 Maple Ave – driveway crossing

3. Member Comments

P. Carideo commented that the applicant wants a waiver on signage because they don't want to spend the money up front in the design phase should not be something the

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board needs to address, the sign should be on the plan, they know the typical sign for the business in question.

D. Soucy commented that there has been no new information received regarding the 17 Gigante Drive application, therefore it will not be noticed for the October hearing.

4. Review of Minutes (08/17/2020 Workshop)

MOTION: R. Clark made a motion to accept the 8/17/2020 workshop minutes as presented.

SECOND: B. Villella

VOTE: 6-0

5. Adjourn

MOTION: C. Ashford made a motion to adjourn at 9:50 P.M.

SECOND: B. Villella

VOTE: 6-0

Minutes prepared by Debbie Soucy, Secretary