

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop September 21, 2020

A meeting of the Planning Board was held on Monday, September 21, 2020 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH.

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

Planning Board Matters

1. Alternate Inquiry – Dean Howard Jr.

Chairman Wentworth informed the board that the office received an email from Dean Howard Jr. with an interest in becoming an alternate. S. Wentworth asked the board members for comment, P. Carideo stated that the PB can have up to 5 alternates.

MOTION: C. Ashford made a motion to appoint Dean Howard, Jr. as an alternate to the board.

SECOND: R. Clark

VOTE: 7-0

D. Soucy was asked to prepare the paperwork.

2. Map 12 Lot 15 – Amended Site Plan/Change of Use – Sign Inventory

P. Carideo stated he had not had a chance to review the sign inventory. D. Soucy was asked to check the recorded plan for the approved signs. P. Carideo feels the bonus signage would need to be removed since the frontage is now subdivided.

S. Keach felt the plans are now under site plan review. The only outstanding signage is for the approved change of use plan which is the Refined Roofing company. S. Keach asked B. Pratt two weeks ago about the outstanding conditions on the change of use. S. Keach stated he and B. Pratt are working to resolve the outstanding issues and indicated the Witcher Road info needs to be added to the plan.

S. Keach spoke with Road Agent, Jon Worthen regarding the access off Emerson Ave. J. Worthen had stated at the 3/12/20 Department Head Meeting that he preferred a shared driveway entrance across from Miner's Way and S. Keach agrees with that recommendation.

P. Carideo commented that he doesn't feel the 6/1/2020 change of use plan shows signage. S. Keach stated he has not received the revised plans yet and that adding signage was one of the conditions.

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3. Stormwater Management/MS4

S. Keach stated he read the adopted SWM plan that was adopted in July 2020 by the Board of Selectmen (BOS). S. Keach stated the next step the PB needs to take is to begin the work they started on the draft documents related to erosion and sediment control as well as post construction stormwater management regulations.

S. Keach stated the Subdivision and Site Plan Regulations oversee those parties who submit an application to the board, there are many instances that the board will not capture since an individual homeowner may make changes that do not require PB review. S. Keach suggested a possible BOS Ordinance rather than adoption through the regulations.

S. Murphy stated that Julie LaBranche from RPC would be at a BOS meeting this October. S. Keach and R. Clark stated they both would like to attend the meeting.

4. Master Plan (MP) and Capital Improvement Plan (CIP)

S. Keach stated the Master Plan was last updated in 2011 and is due to be updated. S. Keach stated that as the board contemplates updating the Master Plan (MP) they may want to consider adding additional sections. For example, the current MP does not have population information which is typically in most MP.

S. Keach suggested calling upon Rockingham Planning Commission (RPC) to create the document. S. Hastings stated she remembered working with RPC the last time the MP was updated. R. Clark asked if another survey was needed and S. Keach stated that absolutely yes, another survey would be needed. S. Keach felt that a conversation with RPC is warranted.

S. Keach stated he felt the MP and the CIP could be done concurrently. S. Keach feels the first step is to meet with the Department Heads and explain a CIP. S. Keach suggested identifying a municipal CIP and then compounding that with the School District down the road.

5. Zoning Proposals 2021

R. Clark reviewed his zoning proposal to replace Section III-5:4 A. Size with:
The minimum lot size shall be the appropriate square footage required under Article II-1 (Soil-based Lot Size) and Article II-2 (Wetlands Ordinance) for the soil and slope which constitute such lot, or 45,000 square feet, whichever is larger.

Member Comments

There were none.

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6. Review Minutes (9/8/2020 Meeting)

R. Clark asked for the wording "for consideration for acceptance" to lines 139 and 163.

MOTION: R. Clark made a motion to accept the 9/8/2020 minutes as amended.

SECOND: B. Villella

VOTE: 6-0-1 (S. Murphy abstained since he was not present at the meeting)

7. Correspondence

Chairman Wentworth announced the following correspondence was received in the office.

- Voluntary Lot Consolidation for the property located at 280 Main Street, Map 3 Lot 57 and a vacant lot located at Map 3 Lot 88.

8. Adjourn

MOTION: P. Carideo made a motion to adjourn at 9:00 P.M.

SECOND: R. Clark

VOTE:7-0

Minutes prepared by Debra L. Soucy, Secretary