

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes October 5, 2020

A meeting of the Planning Board was held on Monday, September 21, 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 Vilella, Mike Hanides, Tom Riha (alternate), Susan Hastings (alternate) and Steve Keach, Town Engineer.

CHAIRMAN'S REMARKS

Next Public Hearing Date November 2, 2020

Filing Deadline for the November 2, 2020 meeting is October 5, 2020

Old Business

1. Map 12 Lot 015 Refined Roofing – Change of Use Site Plan

Chairman Wentworth read the request to extend the conditional approval for the change of use site plan for property located at 664 Route 111. B. Pratt was present to represent the applicant and indicated they are still waiting on NH DOT permits. S. Wentworth commented that he had received information stating there is excavating being done on the site, specifically at the Refined Roofing location.

S. Wentworth also commented that many variances are still outstanding for the site overall, signage being one. D. Soucy explained the conversation that she had with K. Emerson in the Building Department. Since the property is being subdivided none of the existing signage would be grandfathered, each site would need a new site plan that meets the current zoning or variances would be required. B. Pratt indicated that the applicants have not designed signage yet and understands they will need to apply to the Zoning Board of Adjustment for signs.

S. Keach stated he received the revised plans on Thursday, 10/1 around 4PM. S. Wentworth suggested the discussion be deferred to the next meeting. B. Pratt stated that signage is usually done towards the end of the engineering process. S. Wentworth reiterated that the resubmittal was late, therefore engineering comments are not available.

B. Pratt explained the NH DOT process and requested an extension of the conditional approval which was originally granted at the 6/1/2020 public hearing. S. Keach referred to his memo and indicated the DOT permit was submitted in May 2020.

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S. Keach also referred to the Witcher Road status and mentioned town counsel opinion on the matter. S. Keach stated the area in question will not be used per the new site plan. S. Keach explained the gates and bars statute.

S. Keach stated that all conditions with the exception of the NH DOT approval have been met.

MOTION: P. Carideo made a motion to extend the conditional approval for property located at Map 12 Lot 15 for a change of use site plan an additional 60-days.

SECOND: C. Ashford

VOTE: 7-0

B. Pratt stated he would research the excavating matter at the Refined Roofing site.

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

B. Pratt was present to represent the applicant and reiterated the fact that a response was just submitted to the town engineer. B. Pratt stated the most significant change was the size of the lot which was increased to 45K square feet. B. Pratt stated he was ok with postponing the discussion to the next meeting.

Chairman Wentworth read an email from Deputy Chief Will Warnock regarding hydrant placement on the site. There was a missing hydrant that had been previously agreed to at the March 2020 Department Head Meeting. B. Pratt agreed to add the hydrant to the plan.

MOTION: P. Carideo made a motion to continue the public hearing to the November 2, 2020 meeting.

SECOND: C. Ashford

VOTE: 7-0

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

B. Pratt was present to represent the applicant and requested a continuance to the next meeting.

MOTION: P. Carideo made a motion to continue the public hearing to the November 2, 2020 meeting.

SECOND: C. Ashford

VOTE: 7-0

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

B. Pratt was present to represent the applicant. B. Pratt stated he understands that there is a question regarding the driveway location across from Miner's Way. B. Pratt indicated that the Road Agent, Jon Worthen, requested a shared driveway onto Emerson Ave. B. Pratt feels that Miner's Way is a private Right of Way (ROW).

B. Pratt presented the board with plans showing two driveway concepts. B. Pratt stated a shared driveway creates a burden on the applicant and would prohibit large truck turn around on the site. B. Pratt felt the Auto Sales was a low volume use.

S. Keach wanted to remind the board and the applicant that this would be a non-binding discussion since the application has not been accepted by the board. S. Keach stated that this was the only comment that the Road Agent had at the March 2020 Department Head meeting. J. Worthen's concern is that the area in question is very busy.

S. Keach stated that B. Pratt is presenting two proposals, one with the shared driveway at the request of the Road Agent, the other is the plan that B. Pratt engineered. B. Pratt stated that Route 111 Auto Sales would walk away from the project if the driveway was over 600 feet from the property entrance.

R. Clark asked if there was any idea what type of business would be going in on the corner. The response was that some sort of appliance store. S. Wentworth, P. Carideo and S. Keach all made the suggestion of moving the driveway westerly.

B. Pratt requested a continuance to the next meeting.

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MOTION: P. Carideo made a motion to continue the public hearing to the November 2, 2020 meeting.

SECOND: R. Clark

VOTE: 7-0

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

B. Pratt was present to represent the applicant and indicated that he met late last week with S. Keach to work out some notes. B. Pratt stated he would be happy to request a continuance to the next meeting.

MOTION: P. Carideo made a motion to continue the public hearing to the November 2, 2020 meeting.

SECOND: R. Clark

VOTE: 7-0

B. Pratt confirmed his understanding of the “reset” for the signage on the overall site. B. Pratt stated he would need a denial from the Building Department before applying for any variances.

Planning Board Matters

1. Town Engineer Comments

D. Soucy gave an update on the Master Plan and Rockingham Planning Commission (RPC) involvement stating that the board would need to give RPC an idea of what they would like to accomplish. P. Carideo stated that there are funds budgeted for the current year that may not be available next year. S. Keach gave the names of private firms that may be able to help; S. Keach suggested getting a quote from RPC.

S. Keach suggested having an idea of the chapters determined at the next work session and come up with a scope of additional/alternate chapters. R. Clark talked about additional chapters such as Community Development may be an area of interest.

R. Clark mentioned the Natural Resource section and the recent water issues in town. R. Clark and S. Keach had a discussion regarding Hampstead Area Water Company (HAWC) and wells. S. Murphy commented that the Hampstead Water Resource Committee (HWRC) works with residents in town who have had issues with their wells. S. Murphy stated that he also believes that the HWRC reviews NHDES reports on a quarterly basis.

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S. Keach suggested that S. Wentworth and D. Soucy participate in a call before the next work session regarding the matter.

2. Correspondence

- Letter to Eben Lewis, NHDES from Conservation Commission re: Map 14, Lot 26, 110 Maple Ave
- Email from State of NH re: changes in mailbox requirements in new subdivisions by the USPS

3. Member Comments

P. Carideo mentioned the excavating on the Refined Roofing site and didn't see any drainage included for the site in question. S. Keach stated he was not sure what, if any permits were issued to Refined Roofing. S. Keach stated if they are excavating, they may be in violation. S. Wentworth stated he would follow up with K. Emerson regarding the site.

Alan Davis, RPC representative, was present and spoke to the board regarding a Clean Energy presentation he recently heard and wanted to have the speaker present to the board. S. Murphy stated that town works with a broker to save money on electricity in town, he also mentioned that all the street lights in town are LED. D. Soucy commented it may be more appropriate to have the BOS hear the presentation rather than the Planning Board. S. Murphy agreed since the BOS would be the ones making any decisions.

Chairman Wentworth announced that DJ Howard would be returning to the board in an alternate position.

4. Review of Minutes (9/21/2020 Workshop)

MOTION: C. Ashford made a motion to accept the minutes as presented.

SECOND: R. Clark

VOTE: 7-0

5. Adjourn

MOTION: P. Carideo made a motion to adjourn at 8:30 P.M.

SECOND: R. Clark

VOTE: 7-0

Minutes prepared by Debbie Soucy, Secretary