

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop October 19, 2020

A meeting of the Planning Board was held on Monday, October 19, 2020 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH.

PRESENT: Steve Wentworth, (Chairman), Randy Clark, Sean Murphy, Tom Riha (alternate), and DJ Howard (alternate).

Chairman Wentworth started the meeting at 7:00 P.M. S. Wentworth announced that Selectmen Sean Murphy has sworn in alternate member DJ Howard prior to the workshop.

Planning Board Matters

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

D. Soucy informed the board members that she had a conversation earlier in the day with Town Engineer, Steve Keach regarding the Master Plan. The board needs to determine which chapters of the MP need to be updated and which chapters should be added. D. Soucy stated that if a particular group is going to have a capital expenditure then they should be included in the MP, the example she gave was Recreation. Community Facilities was also a chapter that was suggested several times as a must to the updated MP.

D. Soucy continued relaying information by stating: a good transportation chapter is extremely useful as it is important to note the roadway improvement plans for the town since this is something that should be earmarked in the CIP. There are no municipal public utilities in town so S. Keach stated this section would not be needed. A housing chapter should be added with a lot of focus currently on workplace housing. S. Keach felt this would be an easy section to create since Rockingham Planning Commission (RPC) already has information that is mandated by the State.

D. Soucy stated the board may want to consider adding a chapter on Natural Hazards and indicated that it should be an easy chapter since the Town already captures data regarding natural hazards in the Emergency Operations Plan and Hazard Mitigation Plan. D. Soucy stated that it is also important to have particular chapters within the MP in order to substantiate the need for certain grants at the State and Federal level.

A proper MP for Hampstead would include a Vision chapter, Land use chapter, an updated natural resources chapter, updated transportation chapter, additional of community facilities as well as other possible chapters: Recreation, and Natural Hazards. Each chapter should have its own implementation section stating how to achieve the goals laid out in the chapter.

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R. Clark stated that in addition to the required section of Vision and Land use he would add the following: Community Facilities, Natural Resources, Utilities and Public Service. R. Clark stated he does not agree with S. Keach that we need to have Housing because the PB and K. Emerson examined the requirements of the RSA looking for proper Work Place Housing several years ago and found Hampstead has more than enough to meet the law.

Chairman Wentworth suggested the discussion continue at the November 2 public hearing since the Town Engineer, Steve Keach would be present. S. Wentworth also stated he hoped that more board members would attend the November 2 meeting since four members were absent this evening.

2. Zoning Proposals 2021

R. Clark read K. Emerson's Zoning proposal which would amend Article I-2:3 Building Permits Required Add: "C. For any building permit issued which includes elements of roofing, siding, windows and doors; these exterior elements must be completed within 12 months of issuance of said building permit." The proposal was reviewed and approved by Town Counsel. R. Clark stated he was ok with the proposal.

R. Clark reminded the board that he had submitted a proposal for zoning changes as well as it relates to the minimum lot size in Commercial Zone C2, Replace III-5:4 A 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."

Both zoning proposals were agreed to be noticed at the appropriate time for a public hearing in January 2021.

R. Clark reminded the board members present that D. Soucy had forwarded them information regarding discrepancies in the buffer definition and buffer requirements in the zoning. D. Soucy explained that Code Enforcement had a question regarding buffers and felt the current regulations are not clear enough to hold up if someone were to call them into question. The board deferred the discussion to the next meeting.

3. Member Comments

D. Soucy informed the board members that she received an inquiry from the public looking to waive driveway regulations to allow a second egress, the property is located at the corner of Hastings Drive and Kent Farm Road with a Hastings Drive address. The concept was discussed and the board members present stated they would not be open to allowing a second egress onto Kent Farm Road.

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4. Review Minutes (10/5/2020 Public Hearing)

Chairman Wentworth announced that Tom Riha would be a voting member.

MOTION: R. Clark made a motion to accept the minutes for the 10/5/2020 public hearing as presented.

SECOND: T. Riha

VOTE: 4-0

5. Correspondence

- October 2020 ZBA Minutes
- Public Notice – Cell Tower – City of Nashua

6. Adjourn

MOTION: T. Riha made a motion to adjourn at 8:10 P.M.

SECOND: R. Clark

VOTE: 4-0

Minutes prepared by Debbie Soucy, Secretary