

# HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

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## Minutes Workshop November 16, 2020

A meeting of the Planning Board was held on Monday, November 16, 2020 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH.

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

Chairman Wentworth started the workshop at 7:00 P.M.

### Planning Board Matters

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#### 1. 2021 Zoning Proposals

##### a. Attorney Bernard Campbell, Zoning Proposal, Map 12 Lot 9

Attorney Bernard Campbell was present to represent property owner, Richard Towne, about a request to rezone property known as Map 12, Lot 9, 618 Route 111, Hampstead, NH. B. Campbell stated that this property is one of the few remaining residences on Route 111. B. Campbell presented two proposals to the board, one requesting a rezone of the property in question, the second requesting a rezoning of a strip of land along this portion of Route 111. Most of the area around the lots are not developable, B. Campbell feels that it is not spot zoning because of the limits of the wetlands on the other parcels. B. Campbell stated that rezoning of the area would create tax revenue for the town and indicated that this is not the place for residential property since there are multiple C2 Zone uses across the street. B. Campbell stated he would like to know if the board is interested in supporting one of the proposals versus a petition warrant article.

Chairman Wentworth asked the members for questions. P. Carideo stated he would be in favor of rezoning the strip of land along Route 111, he asked to change the width of the strip from 300 feet to 400 feet so the entire parcel of Map 12, Lot 54 would be included. It was noted that Map 12, Lot 54 already received a variance from the ZBA for commercial use on the property. P. Carideo stated it makes sense to connect the zone.

R. Clark commented that Map 12, Lot 9 is already an existing house lot and already has a driveway. B. Campbell stated he researched the parcel and there is a NHDOT driveway permit leftover for the lot. R. Clark asked about Map 12, Lot 49 and B. Campbell stated he did not research that lot.

R. Clark stated he prefers the strip proposal and agrees that it should extend 400 feet. C. Ashford agrees with the proposal as well.

B. Campbell stated he would write up the proposal for the boards review as well as town counsel review. B. Campbell stated he would provide the office with mailing labels for notification of the change along with the abutter listing.

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It was confirmed that January 4, 2021 will be the first public hearing on the zoning proposals.

### **b. Review Buffer Requirements**

P. Carideo commented that if the board is going to entertain buffers it should all be corrected within the zoning and regulations. R. Clark stated he agrees that more discussion is needed.

The board discussed whether or not a one size buffer would work for all the zoning. S. Wentworth commented that the board should begin a thorough review after the first of the year.

## **2. Master Plan (MP) and Capital Improvement Plan (CIP)**

### **Master Plan (MP) Discussion**

Chairman Wentworth asked the board for their comment.

R. Clark commented that it may not be worthwhile to add new chapters to the MP as there is already plenty of development in town. R. Clark stated he liked the idea of adding housing, community facilities, as well as utilities & public service. R. Clark stated that he feels that Hampstead Area Water Company (HAWC) should be included and the town needs more information on this resource. D. Soucy disagreed. P. Carideo stated that Hampstead Water Resource Committee (HWRC) is getting data regarding HAWC from the State and is willing to share the information. R. Clark stated he feels the town should know what water is coming in and out of its borders. D. Soucy commented that town counsel advised the PB last year that the town cannot regulate the water as the State already does. P. Carideo commented that trying to regulate water through the MP is not appropriate.

C. Ashford commented he would add community facilities and felt water could be addressed in the natural resource section. B. Villella agreed about adding community facilities.

D. Soucy explained that there would be areas of overlap between the sections/chapters and gave the example of recreation and community facilities. D. Soucy commented that if a board/committee has a capital expenditure they should be included in the MP. P. Carideo commented that the MP should be a working document for the next ten years.

S. Murphy felt a population section could be added, no need for demographic trends, no need for energy, no regional concerns, yes to housing, community facilities, recreation, conservation, natural resources, and land use.

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Chairman Wentworth stated the board needs to prepare an RFP and feels the town engineer has made some recommendations. S. Murphy and D. Soucy worked out the list of what should be included in the MP RFP to include updates to current chapters and additional chapters.

1. Land Use (current, build out analysis, future, conservation & open space)
2. Housing
3. Natural Resources (water resources)
4. Transportation
5. Vision
6. Community Facilities
7. Recreation
8. Natural Hazards

MOTION: P. Carideo made a motion to allow the Chairman and Secretary to coordinate with the Town Engineer to get an RFP published for Master Plan work.

SECOND: C. Ashford

VOTE: 7-0

### Capital Improvement Plan (CIP) Discussion

S. Murphy commented that the School Board should be included in the CIP discussion, all areas of town should be included such as Fire, Police, Library, School, etc. P. Carideo stated the board should start to form a CIP committee.

R. Clark, S. Murphy, and DJ Howard volunteered to spearhead the CIP committee.

### 3. Member Comments - none

### 4. Review Minutes (11/2/2020 public hearing)

MOTION: R. Clark made a motion to approve the 11/2/2020 minutes as revised.

SECOND: P. Carideo

VOTE: 6-0-1 (C. Ashford abstained from the vote)

### 5. Correspondence

The board received correspondence from S. Bourcier stating he has moved to a new engineering firm.

### 6. Adjourn

MOTION: P. Carideo made a motion to adjourn at 8:35 P.M.

SECOND: S. Murphy

VOTE: 7-0

Minutes prepared by Debbie Soucy, Secretary