

# HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

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## Minutes December 7, 2020

1 A meeting of the Planning Board was held on Monday, December 7, 2020 at the  
2 Hampstead Town Hall, 11 Main Street, Hampstead, NH. This meeting was broadcast  
3 live over HCTV 17.

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5 **PRESENT:** Steve Wentworth, (Chairman), Randy Clark, Paul Carideo, Sean Murphy,  
6 Chuck Ashford, Jr., Bob Vilella, Mike Hanides, Tom Riha (alternate), and Steve Keach,  
7 Keach-Nordstrom Associates, Town Engineer (arrived at 7:20 P.M.)

### 8 9 **CHAIRMAN'S REMARKS**

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10 Next Public Hearing Date January 4, 2021

11 Filing Deadline for the January 4, 2021 meeting is December 7, 2020

### 12 13 **New Business**

14 C. Ashford stepped down from his spot on the board. Chairman Wentworth announced  
15 that T. Riha would be voting on the application.

#### 16 17 **1. Map 09 Lot 173 48 Geisser Road – Accessory Dwelling Unit (ADU)**

18 Homeowner Joshua Olitzky was present to answer any questions regarding the  
19 proposal. He explained they are converting existing unfinished basement space into the  
20 ADU. The septic approval is on file with the State.

21  
22 **MOTION: P. Carideo made a motion to accept jurisdiction for the ADU application**  
23 **for property located at 48 Geisser Road, Map 9, Lot 173.**

24 **SECOND: R. Clark**

25 **VOTE: 7-0**

26  
27 The board reviewed the application and Chairman Wentworth asked if there were any  
28 questions. R. Clark asked about the basement conversion and J. Olitzky answered his  
29 questions. Chairman Wentworth asked for public comment and there was none.

30  
31 **MOTION: P. Carideo made a motion to approve the ADU application for property**  
32 **located at 48 Geisser Road, Map 9, Lot 173.**

33 **SECOND: R. Clark**

34 **VOTE: 7-0**

35  
36 C. Ashford returned to his spot on the board.  
37

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### Old Business

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

Chairman Wentworth read the request to extend the conditional approval an additional 60 days. B. Pratt from Fuss & O'Neill was present to represent the applicant. B. Pratt expressed his frustration with the State as he is still awaiting the NHDOT driveway permit for the project. B. Pratt explained that any change of use requires an updated driveway permit. P. Carideo asked for confirmation that the driveway permit was for the two entrances off Route 111, B. Pratt confirmed this was the case.

Chairman Wentworth asked if any of the members had questions, there were none.

**MOTION: R. Clark made a motion to extend the conditional approval for Map 12, Lot 015, Change of Use Site Plan, an additional 60 days.**

**SECOND: B. Villella**

**VOTE: 7-0**

#### **2. 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 explained that they have received the necessary variances, the wetlands permit, as well as comment regarding the Alteration of Terrain (AOT) permit.

**MOTION: P. Carideo made a motion to accept the site plan application for Map 12 Lot 015, Route 111 Auto Sales.**

**SECOND: R. Clark**

**VOTE: 7-0**

P. Carideo asked about the stonewall removal and asked the applicant if they would restore the wall along the portion of the roadway. B. Pratt agreed to this request and would add to the plan the placement of the relocation.

Chairman Wentworth asked the other members for questions/comments. R. Clark commented that the ZBA variance has specific notes and wanted to make sure the KNA engineer was aware of the specifics. P. Carideo stated that KNA usually reads all the plan notes and are very thorough.

Chairman Wentworth asked for public comment and there was none.

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75 **MOTION: P. Carideo made a motion to grant conditional approval for the site plan**  
76 **application for Map 12, Lot 015, Route 111 Auto Sales with special conditions:**  
77

- 78 1. Receipt of a NHDES Alteration of Terrain Permit.
- 79 2. Receipt of NHDES Construction Approval for on-site wastewater disposal system
- 80 installation.
- 81 3. Signature and subsequent recording of final subdivision plat and related documents
- 82 necessary for the creation of the subject parcel.
- 83 4. Receipt of confirmation of the Hampstead Area Water Company's ability and intent to
- 84 supply potable water for those domestic and fire suppression purposes contemplated by
- 85 the site plan.
- 86 5. Receipt of confirmation from Town Engineer that all comments and recommendations
- 87 offered in his letter report of December 4th have been satisfactorily resolved.
- 88 6. Receipt of a performance guarantee, in an amount recommended by the Town
- 89 Engineer and in a form acceptable to Town Counsel, to serve as financial surety for site
- 90 restoration in the event of abandonment; installation and maintenance of appropriate
- 91 erosion and sedimentation controls throughout the construction period; and full and final
- 92 completion of public improvements, if any.
- 93 7. Receipt of required number of copies of final plans, documents and payment of fees
- 94 required pursuant to applicable provisions of the Site Plan Regulations.
- 95 8. Unless otherwise extended by subsequent action of the Planning Board, all
- 96 conditions of approval must be satisfied within 180 days.
- 97 9. The stonewall restoration be added to the plan set.
- 98

99 **SECOND: R. Clark**

100 **VOTE: 7-0**  
101

102 S. Wentworth and B. Villella stepped down from their spots on the board. R. Clark took  
103 over as Chairman and appointed T. Riha a voting member.  
104

### 105 **3. Map 14 Lot 102 339 East Road -Brady Lane Subdivision**

106 R. Clark read the letter from the applicant requesting an extension of the conditional  
107 approval an additional 60 days. R. Clark stated there was also correspondence from the  
108 consultant stating the monuments have been set within the subdivision.  
109

110 **MOTION: C. Ashford made a motion to extend the conditional approval for the**  
111 **Brady Lane Subdivision, Map 14, Lot 102 an additional 60 days.**

112 **SECOND: P. Carideo**

113 **VOTE: 6-0**  
114

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

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### Other Matters

#### 1. 2021 Zoning Proposals

Chairman Wentworth reviewed the 2021 Zoning Proposals with the board. D. Soucy commented that town counsel has already reviewed and approved the wording on the articles. D. Soucy explained that Article #1 and Article #3 both require notification to property owners since the change will affect less than 100 properties.

#### Article #1

To see if the Town will vote to amend Article III-5:4 A, In Commercial Zone C2 by replacing the existing language with the following: "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."

#### Recommended by the Planning Board

#### Article #2

To see if the Town will vote to adopt Article I-2:3 Building Permits Required, Under General Provisions, "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."

#### Recommended by the Planning Board

#### Article #3

To see if the Town will vote to rezone the land consisting of the area on the Northerly side of Route 111, bounded on the Northeast by the existing C-2 Zone at Map 12, Lot 15, bounded on the Southwest by Village Green Road, bounded on the East by Route 111 and bounded on the Northwest by a line which is four hundred feet (400') distant from the Northerly line of Route 111, from Zone A (Residential) to Zone C-2 (Commercial).

#### Recommended by the Planning Board

**MOTION: P. Carideo made a motion to move the 2021 Zoning Proposals to the January 4, 2021 public hearing.**

**SECOND: R. Clark**

**VOTE: 7-0**

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## Minutes December 7, 2020

### 2. 2021 Public Hearing and Workshop Schedule

The 2021 meeting schedule was shared with the board members. This schedule, along with the filing deadlines, is available on the town website under the PB link.

### Planning Board Matters

#### 1. Town Engineer Comments

S. Keach gave an update on current projects. Chairman Wentworth commented that D. Soucy shares all field reports with the board on a regular basis. R. Clark reiterated his comments concerning the Route 111 Auto Sales variance requirements.

#### 2. Correspondence – None

#### 3. Member Comments

R. Clark commented that the Capital Improvement Plan (CIP) group met (virtually) and have asked D. Soucy to send an email to all Department Heads, Board, Committees requesting information relative to the CIP. It was confirmed that the email would be sent on 12/8/2020.

#### 4. Review of Minutes (11/16/2020 Workshop) – approved as presented

**MOTION: R. Clark made a motion to approve the minutes for the 11/16/2020 workshop.**

**SECOND: C. Ashford**

**VOTE: 7-0**

#### 5. Adjourn at 7:50 P.M.

**MOTION: P. Carideo made a motion to adjourn at 7:50 P.M.**

**SECOND: C. Ashford**

**VOTE: 7-0**

Minutes prepared by Debbie Soucy, Secretary