

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

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.

4
5 **PRESENT:** Steve Wentworth, (Chairman), Randy Clark, Paul Carideo, Sean Murphy,
6 Chuck Ashford, Jr., Bob Villella, Mike Hanides, Tom Riha (alternate), and Steve Keach,
7 Keach-Nordstrom Associates, Town Engineer (arrived at 7:20 P.M.)

CHAIRMAN'S REMARKS

8
9
10 Next Public Hearing Date January 4, 2021

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

New Business

12
13
14 C. Ashford stepped down from his spot on the board. Chairman Wentworth announced
15 that T. Riha would be voting on the application.

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

16
17 Homeowner Joshua Olitzky was present to answer any questions regarding the
18 proposal. He explained they are converting existing unfinished basement space into the
19 ADU. The septic approval is on file with the State.

20
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

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes December 7, 2020

38 **Old Business**

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

40 Chairman Wentworth read the request to extend the conditional approval an additional
41 60 days. B. Pratt from Fuss & O'Neill was present to represent the applicant. B. Pratt
42 expressed his frustration with the State as he is still awaiting the NHDOT driveway
43 permit for the project. B. Pratt explained that any change of use requires an updated
44 driveway permit. P. Carideo asked for confirmation that the driveway permit was for the
45 two entrances off Route 111, B. Pratt confirmed this was the case.

46

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

48

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

51 **SECOND: B. Villella**

52 **VOTE: 7-0**

53

54 **2. Map 12 Lot 015 664 NH Route 111 – Route 111 Auto Sales – Site Plan**

55 B. Pratt from Fuss & O'Neill was present to represent the applicant. B. Pratt explained
56 that they have received the necessary variances, the wetlands permit, as well as
57 comment regarding the Alteration of Terrain (AOT) permit.

58

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

61 **SECOND: R. Clark**

62 **VOTE: 7-0**

63

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

67

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

72

73 Chairman Wentworth asked for public comment and there was none.

74

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes December 7, 2020

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.

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes December 7, 2020

116 **Other Matters**

117 **1. 2021 Zoning Proposals**

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

122

123 **Article #1**

124 To see if the Town will vote to amend Article III-5:4 A, In Commercial Zone C2 by
125 replacing the existing language with the following: "The minimum lot size shall be the
126 appropriate square footage required under Article II-1 (Soil-based Lot Size) and Article
127 II-2 (Wetlands Ordinance) for the soil and slope which constitute such lot, or 45,000
128 square feet, whichever is larger."

129

130 **Recommended by the Planning Board**

131

132 **Article #2**

133 To see if the Town will vote to adopt Article I-2:3 Building Permits Required, Under
134 General Provisions, "C. For any Building Permit issued which includes elements of
135 roofing, siding, windows, and doors; these exterior elements must be completed within
136 12 months of issuance of said Building Permit."

137

138 **Recommended by the Planning Board**

139

140 **Article #3**

141 To see if the Town will vote to rezone the land consisting of the area on the Northerly
142 side of Route 111, bounded on the Northeast by the existing C-2 Zone at Map 12, Lot
143 15, bounded on the Southwest by Village Green Road, bounded on the East by Route
144 111 and bounded on the Northwest by a line which is four hundred feet (400') distant
145 from the Northerly line of Route 111, from Zone A (Residential) to Zone C-2
146 (Commercial).

147

148 **Recommended by the Planning Board**

149

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

152 **SECOND: R. Clark**

153 **VOTE: 7-0**

154

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes December 7, 2020

155 **2. 2021 Public Hearing and Workshop Schedule**

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

158

159 **Planning Board Matters**

160 1. Town Engineer Comments

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

164

165 2. Correspondence – None

166

167 3. Member Comments

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

172

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

174

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

177 **SECOND: C. Ashford**

178 **VOTE: 7-0**

179

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

181

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

183 **SECOND: C. Ashford**

184 **VOTE: 7-0**

185

186 Minutes prepared by Debbie Soucy, Secretary

187