

# HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

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## Minutes Workshop December 21, 2020

A meeting of the Planning Board was held on Monday, December 21, 2020 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH.

**PRESENT:** Steve Wentworth, (Chairman), Randy Clark, Mike Hanides, 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. Map 16, Lots 1 & 25 Hadley Road Subdivision**

Chairman Wentworth read comments from the 12/8/2020 Keach-Nordstrom Associates (KNA) letter recommending the bond reduction on the Hadley Road subdivision project. S. Wentworth asked the board members if they had questions and there were none.

S. Wentworth announced T. Riha would be a voting member on this matter.

MOTION: R. Clark made a motion to approve the bond reduction on the Hadley Road Subdivision to \$48K

SECOND: B. Villella

VOTE: 6-0

#### **2. Map 2, Lot 52 Labrador Lane Subdivision**

B. Villella stepped down from his spot on the board. Chairman Wentworth announced that T. Riha and DJ Howard would be voting on this matter.

S. Wentworth read comments from the 12/15/2020 KNA letter and field report recommending release of the bond with a hold back amount as required in the Subdivision Regulations. R. Clark noted that per the engineering report of December 15, 2020 from KNA all work has been completed on the project and the road should be accepted. There was a discussion as to the amount that would be "held back" on the project, J. Quirk, KNA recommended 25% of the current bond amount. B. Villella felt this amount was too high. The board read the regulation that states the amount of the hold back is "not to exceed 25%" and felt a lesser amount would be reasonable. There was a discussion regarding road cost, etc. B. Villella felt \$10K would be reasonable. R. Clark suggested \$15K and B. Villella was ok with that amount.

MOTION: R. Clark made a motion to reduce the bond on the Labrador Lane Subdivision to \$15K

SECOND: C. Ashford

VOTE: 6-0

#### **3. Master Plan RFQ – review of proposals**

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R. Clark summarized the Master Plan proposals.

- Rockingham Planning Commission (RPC) has the lowest cost at \$30K
- Dubois & King has the fastest time period for completion (\$36K)
- Horsley Witten Group most expensive at \$65K

R. Clark felt that RPC proposal was directed specifically toward Hampstead. It was also noted that RPC did the update ten years ago and have a lot of information on the town. There has been a long-standing relationship with the RPC.

Chairman Wentworth announced that DJ Howard would be a voting member on this matter.

MOTION: C. Ashford made a motion to accept Rockingham Planning Commission (RPC) proposal for Master Plan services for \$30K

SECOND: R. Clark

VOTE: 6-0

D. Soucy was asked to reach out to RPC for a contract (D. Soucy spoke with T. Roache at RPC on 12/22/2020).

### 4. 2021 Zoning Proposals – Additional proposal by the Chief Building Official

Chairman Wentworth read the zoning proposal received by the Chief Building Official.

Article I-2:10 Unregistered Motor Vehicles and Boats, Under General Provisions, “No lot in the Residential or Recreational Districts may be used for the outside storage of more than one unregistered and/or uninspected motor vehicle. No more than one unregistered boat shall be permitted on a lot.”

The board discussed the proposal and changed the ONE vehicle to TWO. The following wording was approved:

To see if the Town will vote to adopt Article I-2:10 Unregistered Motor Vehicles and Boats, Under General Provisions, “No lot in the Residential or Recreational Districts may be used for the outside storage of more than two unregistered and/or uninspected motor vehicles. No more than one unregistered boat shall be permitted on a lot.”

R. Clark commented that the board should support the proposal since it is something that will help the Chief Building Official with enforcement.

S. Wentworth announced T. Riha would be a voting member on this matter.

MOTION: R. Clark made a motion to move Article I-2:10 to the January 4, 2021 public hearing on the warrant articles.

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SECOND: C. Ashford

VOTE: 6-0

### **5. Member Comments – None**

### **6. Review Minutes (12/7/2020 Public Hearing)**

MOTION: C. Ashford made a motion to accept the 12/7/2020 minutes as presented.

SECOND: R. Clark

VOTE: 6-0

### **7. Correspondence – None**

### **8. Adjourn**

MOTION: B. Villella made a motion to adjourn at 7:40 P.M.

SECOND: R. Clark

VOTE: 6-0

Minutes prepared by Debbie Soucy, Secretary