

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop November 18, 2019

A meeting of the Planning Board was held on Monday, November 18, 2019 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH.

PRESENT: Paul Carideo (Chairman), Steve Wentworth, DJ Howard, Chuck Ashford, Jr., Bob Vilella, Randy Clark, and Susan Hastings (alternate).

Chairman Carideo opened the workshop at 7:03 P.M.

Planning Board Matters

1. 2020 Zoning Proposals

P. Carideo stepped down from his spot on the board.

- **DRAFT Groundwater Protection Ordinance**

Lee Sarapas, Chairman of the Hampstead Water Resource Committee (HWRC) presented the ordinance to the board. L. Sarapas thanked R. Clark for getting comment back to the HWRC ahead of the meeting. L. Sarapas provided one copy of the ordinance for the board to review during his presentation.

There was a discussion regarding proposed changes to the document. R. Clark made comment and explained why he felt the Planning Board should be the board named in the ordinance. R. Clark stated that he feels that the Town of Hampstead should be collecting data and gave the example of the well issue on Main Street being correlated to blasting down the road when in actually NHDES determined the actual cause of the issue which was a Hampstead Area Water Company (HAWC) well on Kent Farm Road that was pumping a large amount of water.

L. Sarapas stated that this ordinance deals with water quality and the issue R. Clark referenced is a water quantity issue.

R. Clark commented that he recently discovered that there is a HAWC well in Kingston that is adjacent to Pentucket Drive in Hampstead. R. Clark commented that he recalled that people on Pentucket were experiencing water issues and it could be another possible connectivity issue similar to Main Street.

L. Sarapas explained that NHDES One Stop has information available regarding well meter readings and stated that due to a time lag the data is typically available 4-6 months after the fact. R. Clark commented that he is certain that HAWC has real time numbers on well production, etc.

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R. Clark mentioned the enforcement procedures section of the ordinance and suggested that the Board of Selectmen (BOS) be added as another body that could impose penalties, etc. L. Sarapas stated that RSA 485C describes amounts allowed.

There was a discussion regarding blasting. R. Clark referenced DES Attachment A Model Blasting Ordinance. R. Clark also referenced DES model groundwater protection Best Management Practices (BMP) and stated that none of the 19 items mentioned pertain to blasting. L. Sarapas presented a DES environmental fact sheet.

R. Clark stated that if this was Windham and there was the I-93 widening project he could foresee the need for an extensive blasting ordinance. R. Clark stated that the DES model ordinance references blasts in excess of 5,000 cubic yards. R. Clark doesn't feel Hampstead needs an 11-page ordinance and feels the one-page document that has been in use since 2016 is fine.

S. Wentworth asked the other PB members for comment.

C. Ashford asked the HWRC if they have considered getting information out about using nitrates on lawns. C. Ashford stated that he felt the amount of nitrates used on lawns is greater than amounts released due to blasting in town. C. Ashford reiterated his concern that a homeowner will incur extra expense and delayed time on small projects as a result of the proposed blasting ordinance.

L. Sarapas began to discuss the proposed changes to Section H of the document. It was agreed that the wording was not ideal and Town Counsel may be able to offer an opinion.

P. Carideo suggested adding the 4,000 cubic yards threshold to Section J-3 to exempt smaller blasts. P. Carideo and R. Clark had a discussion regarding exemptions.

P. Carideo stated the Zoning references 15% maximum building and lot coverage. S. Wentworth commented that he did not believe the coverage percentage applied to residential lots, only commercial sites.

P. Carideo stated the HWRC looked at ten towns with a similar groundwater protection ordinance. L. Sarapas commented that the wording needs to be hammered out tonight otherwise the HWRC will pursue a petition warrant article.

P. Carideo explained Section F1 and the requirement of the Storm Water Management plan.

S. Wentworth asked for public comment and there was none. S. Wentworth took a roll call vote and all members stated their support for the Ground Water Protection

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Ordinance. The Planning Board will support the ordinance and propose a warrant article.

P. Carideo returned to his spot on the board.

- **DRAFT Blasting Ordinance**

P. Carideo stated that he hasn't had the opportunity to update the Blasting Ordinance.

P. Carideo explained and gave an overview of the discussion from the last meeting.

Chairman Carideo asked for public comment.

Deanna Anthony – 414 Main Street – asked about wording concerning aggregate blasts. P. Carideo stated he has not incorporated that language as of yet.

2. 2020 Public Hearing & Filing Deadline Schedule

D. Soucy explained the documents. P. Carideo suggested reaching out to Keach-Nordstrom Associates (KNA) and sharing the information.

3. Member Comments

There were no member comments.

4. Review Minutes (11/4 Meeting)

MOTION: S. Hastings made a motion to accept the 11/4 minutes as presented.

SECOND: R. Clark

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

5. Correspondence

- a. Planning Board Alternate Letter of Interest – Both Hanides and Riha stated they would be interested in full time PB positions. P. Carideo stated the PB would discuss the possibility of two additional alternates.
 - i. Michael Hanides – was present and P. Carideo asked him to give the PB some background information. M. Hanides stated he is an electrical engineer and has worked with non-profit groups in the past. M. Hanides stated he wants to serve the town.
 - ii. Tom Riha – stated that he was also an electrical engineer and also has experience with civil engineering. T. Riha stated he wants to serve the town. T. Riha stated he has read the Master Plan and has begun to review the Zoning Ordinance.
- b. Right of Way Ordinance – Legal Quote – P. Carideo stated he would reach out to Sally Theriault for more information on this topic.
- c. RPC Info re: Workforce Housing Appeals Board
- d. ZBA Minutes

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6. Adjourn

MOTION: D. Howard made a motion to adjourn at 8:55 P.M.

SECOND: S. Wentworth

VOTE: 7-0

Minutes prepared by Debbie Soucy, Secretary