

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop July 19, 2021

A meeting of the Planning Board was held on Monday, July 19, 2021 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH.

PRESENT: Steve Wentworth, (Chairman), Randy Clark, Chuck Ashford, Jr., Mike Hanides, Kim Colbert, DJ Howard (alternate), Robert Weimar (alternate), Susan Hastings (alternate), and Steve Keach, Town Engineer.

Planning Board Matters

1. Jenn Rowden, RPC, Master Plan Sub Committee – update

J. Rowden from RPC was present to update the board on the status of the MP survey results. J. Rowden stated the goal was to obtain 500-800 people and they reached the goal of 800 responses. J. Rowden stated that the survey responses are the first snapshot for the basis of the MP update, the survey results can also serve other boards and committees. J. Rowden stated the overwhelming result from respondents was that the hometown New England feel of Hampstead is what people like about the town. Another major survey result was that people want to get outside and connect with other people. The services the town provides are generally held in high regard.

J. Rowden stated one of the next steps would be additional outreach in the fall; the committee may reach out to different demographic groups to drill down and get more specific feedback. J. Rowden stated the next step is to publish the survey results and share with the town departments. J. Rowden indicated that 25% of the people who took the survey asked for more information.

J. Rowden stated the MP Sub- Comm and the PB need to assess if the current “vision statement” of the MP needs to be modified; are the goals still relevant.

J. Rowden reminded the board that the story map, the online version of the MP, will start to be created and suggested some short video clips of towns people. J. Rowden informed the PB that the next MP Sub- Comm meeting is scheduled for Thursday, August 5 at 6PM, the goal of the meeting is to work on the vision statement.

The board thanked J. Rowden for her time and efforts.

Chairman Wentworth announced that DJ Howard would be a voting member in place of Bob Vilella this evening.

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop July 19, 2021

2. Map 1 Lot 091 – Main Street - Briana Woods Subdivision

Tim Lavelle from James M. Lavelle & Assoc. was present to represent the applicant. T. Lavelle gave a brief summary of the proposed subdivision. T. Lavelle informed the board that J. Mason, B. Gregsak, and S. Keach met last week to discuss the concerns about the pear tree and the possibility of adding a guard rail.

S. Keach explained the typically construction process as it relates to installing a guard rail. S. Keach explained to the PB how far off the center of the roadway the pear tree sits and indicated that the construction plan is to avoid clearing and grubbing near the tree. S. Keach stated he feels the engineer's have done their best to avoid disturbance of the tree. S. Keach indicated that he would invite Greg Jordan, UNH, to the pre-construction meeting.

R. Weimar asked for more specifics on where the tree is in relation to the roadway. S. Keach indicated that the tree is 30 feet off the roadway centerline. S. Keach explained the area around the tree and indicated the road will be approximately 10-12 feet away from the tree when the road construction is complete.

R. Weimar referred to sheet 10 of the plan set which gives detail on the protected tree radius. S. Keach stated that the matter could be worked out in the field. S. Keach suggested leaving the note regarding the distance "as determined in the field". T. Lavelle stated they are doing the best they can to preserve the tree, however there are not rules saying the tree needs to remain. R. Weimar commented that if the developer is making the best effort, then they should make the best effort to save the tree.

C. Ashford commented that the developer is looking to do his best to preserve the tree, it is something that needs to be determined in the field. S. Keach commented that his field engineer, J. Quirk, has 30 years of experience, furthermore the road contractor that is working on the project has been very good on past projects. S. Keach felt he should let the experts determine the course of action in the field.

S. Keach felt it would be best to avoid a number on the plan set. Chairman Wentworth suggested a compromise of 8 feet and asked T. Lavelle how he felt about that number. T. Lavelle felt the number should be determined in the field and added that he is not ok with the 8 feet but stated his client would be ok.

S. Keach reviewed a list of special conditions should the board consider granting approval this evening.

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop July 19, 2021

MOTION: R. Clark made a motion to approve the subdivision of land for property located at 651 Main Street, Map 1 Lot 091, with special conditions.

SECOND: C. Ashford

VOTE: 6-0

SPECIAL CONDITIONS

- Receipt of the required State agency permits, including:
 - a) NHDES Subdivision Approval
 - b) NHDOT Driveway Permit
 - c) NHDES Wetlands Permit
- Applicant shall provide a performance guarantee, in an amount and form acceptable to the Planning Board, to serve as financial surety for full and final completion of public improvements pursuant to provisions of Section VIII:2 of the Land Subdivision Regulations.
- Installation, or bonding for installation, of all boundary monuments specified as "to be set" on final subdivision plat.
- Receipt of correspondence from town engineer acknowledging comments and recommendations offered in correspondence dated July 15, 2021 have been resolved to his satisfaction, including modification of tree well detail on sheet 10 to specify 8' minimum separation versus 6' minimum.

R. Clark asked S. Keach if he had the bond amount ready as he recalled him committing to provide the amount at the last hearing. S. Keach stated he would work with J. Quirk and provide a bond amount for the project.

3. Map 18 Lot 005 – 45 Danville Road – Conceptual Discussion

Randy Knowles from the Dubay Group was present to represent the landowner, Paul Gosselin, and the owner of HHF, Ted Curtin. R. Knowles commented that this is a conceptual plan for a proposed 20K square foot building with the required additional parking. There is a 50-foot buffer between the commercial site and the residential zone. R. Knowles commented that they will meet the parking space requirement on the site with a total of 247 spaces with this proposal.

P. Gosselin talked about his vision for the site and indicated he has been wanting to update the site for awhile and now has a concept. P. Gosselin stated he has been in conversation with Hampstead Area Water Company (HAWC) about bringing the water line down Danville Road. P. Gosselin stated his intent is to connect to HAWC to serve his site and lessen the burden on neighboring private wells.

P. Gosselin stated he would also like to improve the traffic flow within the existing parking lot. P. Gosselin stated they are proposing indoor and outdoor pickle ball courts

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop July 19, 2021

in the new building. P. Gosselin stated that pickle ball is the fastest growing sport in the US, this would be the 2nd facility in New England and the first in New Hampshire.

P. Gosselin stated they would be disturbing less than 100K acres and would not need an Alteration of Terrain (AOT) permit.

K. Colbert commented that pickle ball is very popular and asked if there would be enough parking for tournaments. P. Gosselin commented that the tournaments are typically on weekends, therefore some of the other tenants in the space would not be utilizing parking, also, the playing times are staggered during tournaments. P. Gosselin felt that parking would not be an issue.

P. Gosselin explained that the parcel in total is approximately 17 acres. R. Clark asked about future plans of expansion and expressed a concern regarding the limited point of access off of Danville Road. P. Gosselin indicated he had reached out to the State several times regarding access of Route 111 and feels it would never happen. R. Clark proposed a possible "roadway" to gain access to the back. R. Knowles talked about a loop through the parking lot if there were to be a future expansion beyond this proposal.

R. Weimar asked about Storm Water Management, S. Keach explained that matter is premature at this point since this is only a conceptual discussion. Once a formal application is submitted the board will receive all the required SWM information, turn around plans, landscape plans, etc.

4. Member Comments – None

5. Review Minutes (7/6 Public Hearing)

MOTION: R. Clark made a motion to approve the 7/6 meeting minutes as amended.

SECOND: DJ Howard

VOTE: 6-0

6. Correspondence – None

7. Adjourn at 8:30 P.M.

MOTION: DJ Howard made a motion to adjourn at 8:30 P.M.

SECOND: C. Ashford

VOTE: 6-0

Minutes prepared by Debbie Soucy, Secretary