

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop November 15, 2021

A meeting of the Planning Board was held on Monday, November 15, 2021 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH.

PRESENT: Steve Wentworth, (Chairman), Randy Clark, Sean Murphy (arrived at 7:40 P.M.) Chuck Ashford, Jr., Bob Villella, DJ Howard (alternate), and Robert Weimar (alternate).

Planning Board Matters

1. Update on Master Plan Sub-Committee – Vision Statement

Bob Weimar gave an update regarding the sub-committee's process and current action plan. The sub-comm is working on the DRAFT Vision Statement and Action Items for the Planning Board to review and provide any feedback. Bob Weimar stated the vision and goals are reflective of the MP survey results.

R. Clark commented that this is the first time it is noted that the MP is not just for the Planning Board but for other boards and committees as well within the Town to read and review.

2. DRAFT Stormwater Management Regulation Review

D. Soucy reminded the board that the DRAFT SWM Regulations relating to the Site Plan Regulations need to be reviewed and approved for adoption at a public hearing. D. Soucy stated she is under the impression that J. Rowden has a similar document for review that the board would consider relative to the Subdivision Regulations. Adopting these regulations is part of the Town's MS4 Permit Requirement.

B. Weimar stated he has concerns with the cost of implementing the SWM Programs and the related activities. The board discussed the ongoing maintenance and inspection of SWM structures. The board felt a part-time or full-time position could be created to manage these functions.

3. Zoning Review Discussion – Additional 2022 proposals?

R. Clark presented a proposal regarding buffers. Three (3) articles were agreed to move forward for review by town counsel. (After discussion with town counsel only 2 articles needed to move forward since the 3rd proposal was merely a codifying correction from when the article was originally adopted in 2004).

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop November 15, 2021

Following is the content of the two newly proposed Warrant Articles:

Article #2

To see if the Town will vote to Amend Article II-2:6 Wetland Ordinance Buffer Provision by adding the following sentence:

“D. Also see Buffer Requirements Article IV-12.”

Article #3

To see if the Town will vote to Amend Article IV-10:4 D. Elderly Housing Buffers by removing the following sentence:

“The criteria for establishing the Buffer zone is found in the “Non-Residential Site Plan Review Regulations” and “Subdivision Regulations” of the Town of Hampstead, as amended (Also refer to Section IV-12 of the Zoning Ordinance).”

And replacing it with the following sentence:

“Also see Buffer Requirements Article IV-12.”

DJ Howard presented information on frontage requirements from the Towns of Salem and Windham. The ordinances presented require the road frontage run into the lot side lines a minimum number of feet. D. Soucy commented that she spent a few minutes reviewing a couple of the Town Tax Maps and scanned them for lot size shapes, she noted there are many unusual shaped lots in town already. D. Soucy further stated she did not see what value it would add to present this proposal. Time might be better spent reviewing Elderly Housing Zoning or Multi-Family Zoning. The board decided not to move forward on the frontage matter.

4. Member Comments

D. Soucy informed the board that she received word this afternoon that the Town had been served with the Rita Labella v. Town of Hampstead appeal of the Planning Board Decision. D. Soucy stated she would share the information once she received a copy of the filing.

D. Soucy informed the board that she received paper copies and mylar for the 27 Hazel Drive amended site plan on 11/4/2021. D. Soucy stated that she has since followed up more than half a dozen times (in person, via email, and via phone) requesting the required electronic submission so that Steve Keach can review and approve the plans for recording at the RCRD. Chairman Wentworth indicated that he would reach out to Lavelle's office (file was received 11/17).

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop November 15, 2021

5. Review Minutes (11/1/2021 Public Hearing)

Chairman Wentworth announced that B. Weimar would replace M. Hanides as a voting member.

MOTION: R. Clark made a motion to approve the 11/1/2021 minutes as presented.

SECOND: B. Weimar

VOTE: 7-0

6. Correspondence

- a. 2022 Public Hearing & Filing Deadline Schedule

7. Adjourn

MOTION: R. Clark made a motion to adjourn at 8:30 PM

SECOND: B. Villella

VOTE: 7-0

Minutes prepared by Debbie Soucy, Secretary