

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop December 20, 2021

A meeting of the Planning Board was held on Monday, December 20, 2021 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH.

PRESENT: Steve Wentworth, (Chairman), Randy Clark, Sean Murphy, Chuck Ashford, Jr., Bob Vilella, Mike Hanides, Kim Colbert, and Robert Weimar (alternate).

Planning Board Matters

1. Jenn Rowden -RPC – DRAFT Stormwater Management (SWM) Regulations Site Plan

J. Rowden reminded the board that they have been talking about these regulations for about two months and are now at the point of making two decisions. First, page 3, requires a threshold of applicability for the Stormwater Management Site Plan Regulations. The board stated they have previously agreed to 20,000 square feet as the threshold trigger. J. Rowden suggested the board take a close look at any upcoming projects to determine the area of disturbance, this will allow the board to gauge whether to keep the threshold at 20,000 or lower the amount.

Second, page 12, the board needs to decide about reporting requirements. Part of the regulations are to ensure that any SWM structures are working properly in the years to come and not just when installed. The board stated they would like reporting on year one after occupancy and every three years thereafter. J. Rowden stated if the SWM structures are not maintained the property owner would be in violation of the site plan and the matter would be resolved via Code Enforcement.

DRAFT Stormwater Management Regulations – Subdivision Regulations

J. Rowden reviewed the DRAFT regulations with the board and informed them that the SWM regulations only apply when a new road is being proposed. J. Rowden asked the board about “minor” subdivision reviews, the board indicated that all subdivisions are treated the same. J. Rowden stated the word “minor” should not be used in the regulations, she stated she would work with D. Soucy on wording to update.

There was a discussion about the town’s responsibility and role as it relates to SWM structures taken over by the town once the road is accepted. The Road Agent, is responsible for ensuring the SWM structures are functioning properly.

2. Jenn Rowden -RPC – Master Plan - DRAFT Vision Chapter

Jenn Rowden reviewed the DRAFT Vision Chapter with the PB members and asked if the board was ok with sharing the document with other boards and committees in town. The board was fine with sharing the document. J. Rowden stated the goal is to get the information to other boards and committees for their feedback and input during Jan/Feb. In late February the hope would be to hold an all-boards meeting. In March there will be

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two events to gather public input. More information will be forthcoming on these meetings, events, etc. as things are finalized.

S. Murphy inquired about the Capital Improvement Program (CIP), J. Rowden stated that Goal 4, Objective 14 relates to the CIP.

3. 2022 Public Hearing and Filing Deadline Schedule

D. Soucy reviewed the filing deadline schedule with the board.

4. Member Comments

R. Clark presented the board members with a zoning proposal for 2023 relating to winter boat storage.

5. Review Minutes (12/6/2021 Public Hearing)

MOTION: B. Villella made a motion to approve the 12/6/2021 meeting minutes as presented.

SECOND: C. Ashford

VOTE: 7-0

6. Correspondence

- a) DRAFT 12/1/2021 ZBA Minutes
- b) Wetlands Permit, Map 8B Lot 08, 20 Shore Drive, wall repair
- c) Town of Derry, NH, 5-lot subdivision off Drew Road

7. Adjourn

MOTION: B. Villella made a motion to adjourn at 8:20 P.M.

SECOND: R. Clark

VOTE: 7-0

Minutes prepared by Debbie Soucy, Secretary