

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes March 7, 2022

A meeting of the Planning Board was held on Monday, March 7, 2022 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH. This meeting was broadcast live over HCTV 17.

PRESENT: Steve Wentworth, (Chairman), Randy Clark, Sean Murphy (Ex-Officio), Bob Villella, Chuck Ashford Jr., Mike Hanides, Kim Colbert, Bob Weimar, DJ Howard and Steve Keach (arriving at 7:15 PM) , Keach-Nordstrom Associates, Town Engineer.

Chairman's Remarks

Next Public Hearing Date April 4, 2022

Filing Deadline for the April 4, 2022 meeting was today, March 7, 2022

Old Business

1. Map 08 Lot 243 – Camp Tel Noar – Yurt Village

Chairman Wentworth read a letter from Meridian Land Services dated 3/1/2022 asking for a continuance September 2022. Chairman Wentworth commented that the zoning would not change between now and then. Jonathan Cohen, was present in the audience.

MOTION: R. Clark made a motion to extend the conditional approval for Map 8 Lot 243, Camp Tel Noar until 9/6/2022

SECOND: B. Villella

VOTE: 6-1 (M. Hanides)

R. Clark commented that due to COVID the camp was closed an entire year and did not operate at full capacity last year. R. Clark stated the Camp is probably waiting to see if it is worth the investment going forward.

Chairman Wentworth commented he might feel different about extending the approval come September.

2. Map 13 Lot 117 – 24 Hazel Drive – Amended Site Plan, boat storage

T. Lavelle from James M. Lavelle & Associates was present to represent the applicant. T. Lavelle stated the original plan was for boat storage and has now been expanded to show a buffer restoration plan. T. Lavelle presented the board with a letter earlier today with an estimate for the landscaping and indicated a dollar amount of \$8,250 for the plantings. T. Lavelle stated he dropped a set of the plans to the Building Dept/Code Enforcement earlier today so that they could weigh in.

T. Lavelle indicated that he had a difficult time getting pricing or a commitment for the number of trees needed to restore the buffer.

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(S. Keach arrived at 7:15 PM)

S. Murphy commented that there are lots of unanswered questions. S. Keach stated that it won't be easy to get the large number of trees being proposed on the plan. S. Keach suggested calling a nursery supplier directly and noted that Canadian Hemlock might be a good variety to incorporate into the landscape plan.

MOTION: R. Clark made a motion to continue the application for Map 13 Lot 117 – 24 Hazel Drive to the 4/4/2022 public hearing

SECOND: C. Ashford

VOTE: 7-0

3. Map 12 Lot 069 – 394 Emerson Ave / 10 Miners Way – Amended Site Plan, warehouse

T. Lavelle from James M. Lavelle & Associates was present to represent the applicant.

D. Soucy reminded the board that they need to accept jurisdiction of the application.

MOTION: R. Clark made a motion to accept jurisdiction of the application for property located at Map 12 Lot 069 – 394 Emerson Ave

SECOND: C. Ashford

VOTE: 7-0

T. Lavelle stated that all comments from the 2/4/2022 KNA letter have been addressed and the only outstanding matter is bonding for the project.

Chairman Wentworth asked for member comments and there were none. Chairman Wentworth asked for public comment and there was none.

MOTION: R. Clark made a motion to grant 90-day conditional approval for property located at Map 12 Lot 069 – 394 Emerson Ave subject to all standard conditions. Warehouse will have 10 Miners Way address. All comments from KNA letter of 2/4/2022 to be addressed.

SECOND: C. Ashford

VOTE: 7-0

4. Map 2 Lot 171 – 37 Houstons Way – Lot Line Adjustment

T. Lavelle from James M. Lavelle & Associates was present to represent the applicant.

T. Lavelle stated the application has been submitted to the Town of Derry and is scheduled to be heard at the 3/16/2022 public hearing. T. Lavelle stated he was looking for either an approval or continuance this evening from the Hampstead PB.

MOTION: R. Clark made a motion to approve the LLA for property located at Map 2 Lot 171 subject to Derry's approval and a clean letter from KNA. R. Clark withdrew the motion.

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MOTION: R. Clark made a motion to continue the application for property located at Map 2 Lot 171 – 37 Houstons Way to the 4/4/2022 public hearing.

SECOND: K. Colbert

VOTE: 4-3 (S. Wentworth, B. Villella, C. Ashford)

Other Business

1. Map 06 Lot 110 – 40 Gigante Drive – 2001 Bond Release

MOTION: R. Clark made a motion to release the \$5K erosion and sediment control bond in full plus interest accrued for property located at Map 6 Lot 110, 40

Gigante Drive, Jameson Excavation

SECOND: C. Ashford

VOTE: 7-0

2. Map 10 Lot 039 – 20 Owens Court – 2007 Bond Release

MOTION: R. Clark made a motion to release the \$1K erosion and sediment control bond in full plus interest accrued for property located at Map 10 Lot 039, 20

Owens Court, Phillip Busby

SECOND: C. Ashford

VOTE: 7-0

Planning Board Matters

1. Town Engineer Comments – none

2. Correspondence

- a. Wetlands Permit Application, State of New Hampshire, replacement of two sections of pipe connecting Johnsons Pond crossing under Route 111
- b. Town of Derry, notice of public hearing, Houstons Way/Drew Road LLA

3. Member Comments

DJ Howard asked about the Main Street subdivision and asked if the pear tree was still alive. The pear tree on Endicott Lane is still alive and well.

C. Ashford commented that the signage at 416 Emerson Ave needs to be addressed. Drivers continually ignore the do not exit/enter signs. D. Soucy commented that Chief Beaudoin was in the PB office a week or so ago and was asking for contact info for the property owner regarding this exact matter.

Chairman Wentworth asked for an update on the Storm Water Management (SWM) regulations. D. Soucy stated that there were some back-and-forth comments between RPC and KNA concerning the SWM update. S. Keach explained to the board that there is wording within the subdivision regs that are not applicable and would only apply to site plans and vice versa. Chairman Wentworth commented that the board could work on this at the next workshop.

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B. Villella thanked C. Ashford for the 3 years of service he has given to the board. DJ Howard commented that he would like to continue as an alternate with the board. It was noted that S. Hastings would need to express an interest if she wished to continue as an alternate as her term is up as well.

4. Review of Minutes (2/22/2022 Workshop)

MOTION: R. Clark made a motion to approve the 2/22/2022 minutes

SECOND: C. Ashford

VOTE: 6-0-1 (S. Murphy abstained)

5. Adjourn

MOTION: C. Ashford made a motion to adjourn at 7:50 P.M.

SECOND: R. Clark

VOTE: 7-0

Minutes prepared by Debbie Soucy, Secretary