

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes February 3, 2020

A meeting of the Planning Board was held on Monday, February 3, 2020 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH. This meeting was broadcast live over HCTV 17.

PRESENT: Paul Carideo (Chairman), Steve Wentworth, Sean Murphy, DJ Howard, Chuck Ashford, Jr., Bob Villella, Randy Clark, Tom Riha (alternate), Mike Hanides (alternate) and Susan Hastings (alternate/arrived at 7:15PM). Steve Keach from Keach Nordstrom Associates (KNA) was also present.

The public attendance roster is available as an attachment to this document.

CHAIRMAN'S REMARKS

Next Public Hearing Date March 2, 2020

Filing Deadline for the March 2, 2020 meeting is February 3, 2020

Chairman Carideo opened the meeting at 7:03 PM. P. Carideo welcomed the two new Planning Board alternates Tom Riha and Mike Hanides. P. Carideo announced that the Camp Tel Noar application would not be discussed this evening since the applicant has requested a continuance to the 3/2/2020 hearing.

Old Business

R. Clark stepped down from his spot on the board. P. Carideo announced that T. Riha would be voting in R. Clark absence.

1. 06-018 184 Route 111 Self-Storage – Amended Site Plan

Tony Basso from KNA was present to represent the applicant as Jason Lopez from KNA was on vacation. T. Basso explained the plan and stated that they have addressed all review comments. T. Basso stated that KNA prepared a cost estimate for erosion control which is included in the 1/15/2020 response package. T. Basso stated he is present this evening with Ken Sweet to answer any additional questions.

S. Wentworth asked about snow storage and was directed to Sheet 5 of the plan set. P. Carideo asked if any other PB members had questions. B. Villella asked if a third party is reviewing the plan. P. Carideo stated that he has reached out to a third party for an estimate since the response he received from Dubois & King was that they could not perform a final review until mid-April. B. Villella asked if the applicant could get a conditional approval this evening. P. Carideo stated that it depends on how the PB feels.

P. Carideo stated he was approached by a resident regarding water quality monitoring. Chairman Carideo asked the PB members how they feel about this request and reviewed a list of things that could be tested on this sensitive site. P. Carideo stated he would like to see water quality testing for at least a one-year period. P. Carideo stated that this is an important water body. Chairman Carideo suggested testing two times per year in April/October for a two-year period after completion.

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C. Ashford stated that he is not opposed, D. Howard agrees, S. Murphy, S. Wentworth, and T. Riha all agreed. Chairman Carideo stated he wants a surface water quality monitoring done twice per year for a two-year period; one test within the detention basin and one downstream from the pond.

T. Basso commented that there is occasional vehicular traffic on the site; it is not like a supermarket parking lot. T. Basso stated the plan meets all the town regulations. T. Basso commented that cars aren't parked on the site all day; people come to pick up or drop off items and leave.

P. Carideo asked what stops people from parking behind the site and dumping. T. Basso responded by saying that is an enforcement issue and could happen on any site. K. Sweet stated the plans have been engineered and reviewed. K. Sweet stated that he feels every month is something different. P. Carideo stated that not everyone can come to PB meetings and that his contact information is available for the public to reach out to him and make comments and express concerns. K. Sweet commented that he does not want to say no but not sure what is involved in order to test the water quality. K. Sweet commented that he is improving the site as there is no stormwater management in place currently.

Chairman Carideo stated that the PB has the duty and authority to ask for information to protect the Town's natural resources. S. Wentworth commented that the site does not meet zoning and ZBA relief was needed, the zoning normally allows for 15% lot coverage versus the 27% on this site; almost double the typical lot coverage.

T. Basso stated they have met the stormwater management requirements. S. Wentworth stated that with all the pavement and added buildings there will be 97,500 sq. feet of impervious surface. K. Sweet stated he wants to be on good terms with the town and PB and he will go with the request for water quality monitoring.

S. Wentworth asked about the plans for snow removal. K. Sweet stated that he typically uses a sand/salt mix on his properties. P. Carideo mentioned green snow removal certifications.

T. Basso asked for specifics of the water quality testing. P. Carideo stated he wanted one test for the water in the pond and a second test for water on the discharge side of the wetland.

P. Carideo had a question regarding the pole lights and thanked Sweet for removing the glaring light. K. Sweet confirmed the existing poles would be eliminated and replaced with Dark Sky compliant lighting.

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Chairman Carideo asked the PB members if they had any further questions and there was none. Chairman Carideo asked for public comment.

Karen Keisling – Pentucket Drive – asked about vehicles that were stored and offered for sale on the property.

K. Sweet stated those were his personal vehicles. P. Carideo stated that one of his conditions of approval was to have a note added to the plan that vehicular sales were not allowed on the site without prior approval by the PB.

Chairman Carideo closed the public comment session.

C. Ashford asked about snow storage on the plan. T. Basso reviewed and explained the plan.

P. Carideo stated there is a zoning requirement that the wetlands be delineated by a soil scientist. This would be one of the standard required stamps on the final plan/mylar.

MOTION: S. Wentworth made a motion to grant 90-day conditional approval for Map 6 Lot 018, 184 Route 111 Self-Storage with all standard conditions as well as special conditions listed below:

Conditions Precedent

1. Subject to a final review by the Town of Hampstead's Third-Party Peer Review Consultant.
2. A note be added to Sheet 5 that states "No additional land disturbance will take place outside the area designated by the orange construction fence as depicted on Sheets 9 and 10 of the plan set which will not exceed 97,200 Square Feet."
3. A note be added to Sheet 5 that states "No outside sales or storage is permitted without new approval of the Planning Board."
4. A note be added to Sheet 5 that states "A surface water monitoring program shall be established for two years, two times per year, per the specifications of the Planning Board."

Conditions Subsequent

1. Submittal of the executed Stormwater Pollution Prevention Plan (SWPPP) to the Planning Department and Hampstead Third Party Peer Review Consultant for review and comment prior to the pre-construction meeting.
2. Subject to the verification by the Town of Hampstead's Third-Party Peer Review Consultant that the Utility Pole Mounted Lights on PSNH Poles #1V3 and #1V-1Y have been removed and/or repositioned as required by the Board.

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3. A pre-construction meeting with the Applicant, Contractor, The Hampstead Third Party Peer Review Consultant and other Town Departments be completed prior to the start of construction.
4. Submittal of SWPPP inspection reports that identify the third-party inspector (including name of company, contact information, and name of inspector) date of the inspection, results of the inspection, corrective measures performed (include date of completion).
5. Submittal of Surface Water Monitoring bi-annual reports.

SECOND: D. Howard

VOTE: 6-1 (P. Carideo)

R. Clark returned to his spot on the board. C. Ashford stepped down from his spot on the board. P. Carideo announced that S. Hastings would be voting in C. Ashford absence. Chairman Carideo announced Steve Keach as the new town engineer.

2. 02-165 456 Main Street – Subdivision

Kevin Hatch from Cornerstone Survey was present to represent the applicant. K. Hatch explained that there is an existing house lot and they would be adding a new lot on Sarah's Way. K. Hatch explained that this second lot was held until the owner wanted to develop the land. K. Hatched reviewed the plan and stated that he has already addressed all KNA comments.

Chairman Carideo asked S. Keach for his comments. S. Keach read from his 2/3/2020 review letter; all typical stamps, fees, and plan sets are to be part of the conditional approval.

Chairman Carideo asked the PB for questions and there were none. Chairman Carideo asked for public comment and there was none.

MOTION: S. Wentworth made a motion to accept jurisdiction of the application for property located at 456 Main Street, Map 02 Lot 165

SECOND: R. Clark

VOTE: 7-0

MOTION: B. Vilella made a motion to grant 90-day conditional approval for Map 2 Lot 165, 456 Main Street with all standard conditions.

SECOND: S. Wentworth

VOTE: 7-0

New Business

C. Ashford returned to his spot on the board.

1. 08-243 Camp Tel Noar – Gravel Parking Lot, Yurt Village & Common Building

As announced earlier, the Camp Tel Noar application would not be discussed this evening since the applicant has requested a continuance to the 3/2/2020 hearing.

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Planning Board Matters

1. Town Engineer Comments

S. Keach gave an update on the sites that J. Quirk has been overseeing, these included the 15 Owens Court project and the Winchester Heights development. P. Carideo indicated that D. Soucy has been sharing the inspection reports with the board.

P. Carideo stated that in the past the PB has received pictures of the site along with the inspection reports. R. Clark commented that he visited the Winchester Heights site and it appears a lot of ground work has been done. R. Clark commented that there are steep slopes on the property that need to be monitored. S. Keach commented that J. Quirk does take pictures when he is on a site.

Chairman Carideo stated that he thought the prior engineer was receiving SWPPP reports when in fact they were not. P. Carideo stated that part of the MS4 permit requirements the PB should be receiving these reports. S. Keach commented that the SWPPP monitoring reports should be sent directly to the municipality and suggested that this be one of the standard conditions of approval.

2. Correspondence

- January 2020 ZBA Minutes
- Wetlands Permit for a dock rebuild – Map 3 Lot 79 - 56 Holiday Lane
- Regional Economic Development Center (REDC) – Comprehensive Economic Development Strategy (CEDS) 2020 Visioning Sessions (this correspondence was brought forward by member S. Hastings)
- January 2020 letter from DTC Lawyers regarding a Right of Way Ordinance; there was discussion between P. Carideo and S. Keach regarding this ROW ordinance. S. Keach believes that this might be a Board of Selectmen Ordinance versus a Zoning ordinance.

3. Member Comments

Regional Economic Development Center (REDC) – Comprehensive Economic Development Strategy (CEDS) 2020 Visioning Sessions (this correspondence was brought forward by member S. Hastings). S. Hastings reviewed a document she received from RPC.

4. Review of Minutes (1/6/2020 Meeting)

MOTION: C. Ashford made a motion to approve the 01/06/2020 minutes as presented.

SECOND: D. Howard

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

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5. Adjourn

MOTION: S. Wentworth made a motion to adjourn at 8:20 P.M.

SECOND: D. Howard

VOTE: 7-0

Minutes prepared by Debbie Soucy, Secretary