

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop February 18, 2020

A meeting of the Planning Board was held on Monday, February 3, 2020 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH.

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).

Planning Board Matters

R.Clark stepped down from his spot on the board.

1. 06-018 184 Route 111 Self-Storage – Discussion regarding Third Party Peer Review

Chairman Carideo informed the PB members that he had received two quotes for third-party peer review on the Route 111 Self-Storage project. GPI/MHF Design provided a quote totaling \$11,500 for final review/bond preparation/preconstruction meeting/construction oversight services/punch list and final inspection. Dubois & King provide a quote for the same services with a suggested budget range of \$7,800-\$8,600.

P. Carideo stated that the difference between the two firms is that GPI can begin review as soon as possible and D&K stated they would not be able to work on the project until April/May. P. Carideo stated that the choice would be up to the applicant. P. Carideo asked the members for their comments.

B. Villella commented that the applicant should be able to make the decision on which firm to use. All other members agreed. D. Soucy was asked to send the quotes to the applicant (done 2/19/2020).

R.Clark returned to his spot on the board.

2. Member Comments

S. Hastings provided the members with information from a recent Rockingham Planning Commission (RPC) meeting she attended. Matters discussed included road surface management plan, workforce housing, and age friendly communities. S. Hastings stated that Tufts Health Plan is providing RPC with funding regarding the age friendly community project. S. Murphy commented that the CART program seems to be impacted by the Manchester Transit Authority.

T. Riha commented that the two plows for sale at the Route 111 self-storage facility are gone, however there is another car on the lot being offered for sale. P. Carideo stated that this would be an enforcement matter once the amended site plan is recorded since it was discussed that no vehicles would be offered for sale as part of the conditional approval.

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Chairman Carideo commented that D. Soucy sent out the NHDES approval regarding the Angle Pond Well #3 permitting request by Hampstead Area Water Company (HAWC). P. Carideo stated they were permitted at a lower level than requested and there are numerous conditions of the approval. P. Carideo and R. Clark had a discussion regarding well monitoring.

Chairman Carideo announced that a Change of Use form was received by the PB office for Map 18 Lot 43, Colby Corner Unit #5. P. Carideo stated he has a concern with traffic impact on the site. P. Carideo had a question as to whether people are going to stay and drink/smoke. P. Carideo stated he has more questions. P. Carideo asked D. Soucy to reach out to the applicant and ask them to attend the next PB meeting on 3/2/2020.

3. Review Minutes (2/3/2020 Meeting)

MOTION: D. Howard made a motion to approved the 2/3/2020 minutes as amended.

SECOND: R. Clark

VOTE: 7-0

4. Correspondence

Chairman Carideo informed the PB members that correspondence was received from an abutter on the Houston Subdivision application the day following the 2/3/2020 public hearing. P. Carideo stated he would read the letter into the record at the 3/2/2020 public hearing.

Chairman Carideo informed the PB members that there is an EPA visit scheduled with the Town to review the MS4 permit requirements, etc. The Board of Selectmen have given the ok to pay for the Town Engineer to be present at the meeting to answer questions relating to compliance, inspections, regulations, etc. P. Carideo reminded the group that the sediment and erosion control regulations need to be updated.

5. Adjourn

MOTION: S. Wentworth made a motion to adjourn at 7:50 P.M.

SECOND: R. Clark

VOTE: 7-0

Minutes prepared by Debbie Soucy, Secretary