

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes March 2, 2020

A meeting of the Planning Board was held on Monday, March 2, 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), and Susan Hastings (alternate). 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 April 6, 2020

Filing Deadline for the April 6, 2020 meeting is March 2, 2020

Chairman Carideo opened the meeting at 7:01 PM

Old Business

1. 06-018 184 Route 111 Self-Storage – Project Update

Chairman Carideo announced that the applicant selected Dubois & King as third-party peer engineer going forward.

2. 08-243 Camp Tel Noar – Gravel Parking Lot, Yurt Village & Common Building

C. Ashford stepped down from his spot on the board. Chairman Carideo announced that S. Hastings would be a voting member on this application.

R. Haight from Meridian Land Services and Jonathan Cohen, President Cohen Camps were both present to address the board. R. Haight gave an overview of the plan explaining the new gravel parking lot, the yurt village for the counselors in training, and a new common building.

MOTION: S. Wentworth made a motion to take jurisdiction for the amended site plan for property located at Map 8 Lot 243 Kent Farm Road.

SECOND: R. Clark

VOTE: 7-0

Chairman Carideo asked S. Keach for his overview of the plan. S. Keach asked how the property would be used. J. Cohen stated the yurt village is for the counselors in training and that the new common building has two rooms for supervisors along with common areas for indoor activities when there is inclement weather. J. Cohen commented that they are consolidating the parking into one area with this proposal.

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes March 2, 2020

S. Keach commented that the septic approval is the only state approval needed for this project. S. Keach stated he is under the impression that there have been discussions between the fire department and the owners, Keach stated he would like written confirmation that the HFD is satisfied. S. Keach commented that there would be a bond recommendation for the project. S. Keach indicated that there is a letter from Hampstead Area Water Company (HAWC) stating they will provide water to the new common building. S. Keach commented that in order to meet ADA compliance the two handicapped parking spaces need to be paved and have signage, additionally there should be a route (does not need to be paved) from the parking area to the common building for ADA compliance.

P. Carideo asked the PB members if they had any questions.

D. Howard asked if the training yurts would be in use during the same time period as the camp in general. J. Cohen confirmed that the upcoming counselors will be training during the normal hours of operation of the camp.

P. Carideo stated he would like more details on the connection to HAWC and how it will affect the roadway. S. Keach commented that is why he would like a plan from HAWC.

Chairman Carideo stated that he would like the building lights added to the plan, he also questioned the lights in the new parking area and suggested a cut-back during late night hours. P. Carideo wants the grass/gravel surfaces labelled. S. Keach stated that note 8 on sheet 5 talks about disturbed areas.

P. Carideo would like a note added to the plan stating that the camp is seasonal use; add the months of operation. P. Carideo commented that per the zoning a soil scientist stamp is needed on the plan. R. Haight stated that is not a problem.

D. Howard asked about the plantings on the landscape plan and R. Haight explained. P. Carideo asked about the fence. R. Haight stated it will be a 6' stockade wood fence.

Chairman Carideo asked for public comment.

Susan Polleys – 15 Sunset Ave – stated that her driveway is on Cecil Ave and asked if the fence would affect her view of site. R. Haight stated there will be no fencing on Cecil

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes March 2, 2020

Ave. S. Polleys stated she did not want the yurts lit all winter when no one is there. J. Cohen said they could accommodate her request.

Chairman Carideo closed the public comment session.

R. Clark asked the applicant's consultant if he was ok with the requested changes. R. Haight stated they have no problems and could make the updates within a week. R. Clark suggested the consultant work on securing all the requested information.

MOTION: R. Clark made a motion to continue the public hearing for property located at Map 8 Lot 243 Kent Farm Road to the 4/6/2020 public hearing.

SECOND: S. Wentworth

VOTE: 7-0

C. Ashford returned to his spot on the board.

3. 12-081 Emerson Ave – Subdivision

Chairman Carideo announced that the landowner had requested an extension on the conditional approval.

MOTION: S. Wentworth made a motion to extend the conditional approval to 6/1/2020

SECOND: R. Clark

VOTE: 7-0

There was a discussion as to whether D. Howard should have recused himself from the vote since he is an abutter to this project. D. Howard stepped off his spot on the board and P. Carideo announced that S. Hastings would be voting on the motion. After the vote D. Howard returned to his spot on the board.

4. 16-1 & 25 – Hadley Road Subdivision – All conditions met as of 3/2/2020

Chairman Carideo announced that all the paperwork has been received in the PB office as of today. The bond is in place and the final plan set needs to be reviewed by KNA. No need to extend conditional approval.

New Business

B. Villella stepped off the board.

1. 14-102 339 East Road – Brady Lane Subdivision

Chairman Carideo announced that T. Riha would be a voting member on this application.

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes March 2, 2020

B. Villella asked for a continuance to the 4/6/2020 public hearing.

MOTION: S. Wentworth made a motion to continue the subdivision application for Map 14 Lot 102, 339 East Road to the 4/6/2020 public hearing

SECOND: R. Clark

VOTE: 7-0

Chairman Carideo announced that the hearing was continued and that this serves as notice for the 4/6/2020 hearing.

B. Villella returned to his spot on the board.

Other Matters

1. 18-43 265 East Main Street/Colby Corner Unit 5 – Change of Use

Peter Mesak was present to discuss the change of use. Chairman Carideo asked the applicant what type of business he is looking to do in the site. P. Mesak stated that he is proposing a retail smoke shop and specialty liquors for sales only, there will be no smoking or drinking on the site.

Chairman Carideo stated that this was previously the optical store and has questions related to traffic impact with the proposed use. S. Keach commented that the traffic at the smoke shop would be spread out over a longer period of time. S. Keach asked the applicant how many customers a day he expects. P. Mesak stated that his other stores typically see 60 customers on a busy Saturday.

R. Clark asked how many employees would be on site. P. Mesak stated that only one employee would work from 10 am – 9 pm. P. Carideo commented that there is already ample parking on site. P. Mesak stated that the guests are in and out of the store and commented that most spend less than 10 minutes in the store.

MOTION: S. Wentworth made a motion to approve the Change of Use without need for an amended site plan for property located at 265 East Main Street, Colby Corner, Unit 5

SECOND: R. Clark

VOTE: 7-0

Planning Board Matters

1. Town Engineer Comments

S. Keach informed the PB members that KNA continues to monitor construction at Owens Court and Winchester Heights. S. Keach stated they received a call requesting a

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes March 2, 2020

pre-construction meeting on the Hadley Road Subdivision project and J. Quirk is reviewing the plans and will oversee the project.

P. Carideo reminded the PB that S. Keach will be attending the EPA meeting in April on behalf of the town. S. Keach commented that since Hampstead does not have a municipal sewer system there are a number of requirements that are not applicable as they related to MS4.

2. Correspondence

- 02/04/2020 letter from Fernandes re: Map 02 Lot 165 456 Main Street subdivision approval
- 02/25/2020 Town of Salem, Cell Tower notification

2. Member Comments

T. Riha reminded everyone to get out and vote on March 10. P. Carideo stated the PB would appreciate voter support on Article #2 IDDE, Article #3 GWPO, and Article #21 Blasting.

Chairman Carideo thanked D. Howard for his four years of service on the board. D. Howard stated he may be submitting a letter requesting the position of alternate on the board.

3. Review of Minutes (2/18/2020 Workshop)

MOTION: C. Ashford made a motion to accept the 2/18/2020 workshop minutes as presented.

SECOND: R.Clark

VOTE: 7-0

4. Adjourn

MOTION: D. Howard made a motion to adjourn at 8:05 PM

SECOND: S. Wentworth

VOTE: 7-0

Minutes prepared by Debbie Soucy, Secretary