

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop July 20, 2020

A meeting of the Planning Board was held on Monday, July 20, 2020 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH.

PRESENT: Steve Wentworth, (Chairman), Randy Clark, Paul Carideo, Sean Murphy, Chuck Ashford, Jr., Bob Villella, Tom Riha (alternate), Mike Hanides, and Susan Hastings (alternate).

Present in the audience was Jim Lavelle, Lavelle Associates, and Alan Davis, RPC Commissioner.

Chairman Wentworth opened the workshop at 7:00 P.M.

Planning Board Matters

1. Regulation Discussion – Jim Lavelle

Jim Lavelle, Lavelle & Associates was present to discuss the 2019 changes to the Subdivision regulations as they relate to roadway specification regulations. J. Lavelle is requesting a waiver for two of his clients. J. Lavelle stated the change came to his attention during the preconstruction meeting for the Brady Lane project. There had been a change in the requirements for the depth of the roadway as well as the size of the cul-de-sac.

J. Lavelle also mentioned Mason's project on Hadley Road. J. Lavelle indicated that Wayne Britton is working on that project and he noticed the difference in regulations from the Merryfield Lane extension project that he worked on for E. Brown.

J. Lavelle read the differences in the regulations from the previous version and requested waivers from the regulations. I hereby request a waiver from the latest adopted Typical Roadway Cross Section Requirements showing 3-8" Lifts of crushed gravel #4, 2 ½" of Bituminous Concrete Base Course and 1 ½ " Bituminous concrete wearing course. We request to revert back to the previous Section Requirements. 12" Sand cushion (compacted thickness) shall be constructed in areas of Ledge Cut. Bank Run Gravel minimum 12" to conform to Section 304.2, Crushed Gravel minimum 6" to conform to Section 304.3 Hot Bituminous Pavement normal 3", 1" wearing course, 2" Binder Section 403.11.

D. Soucy asked if she could convey the information she received from Steve Keach, town engineer, during their phone conversation earlier in the day. D. Soucy stated that any waiver requests need to be discussed and heard at a duly noticed public hearing with abutter's properly noticed.

D. Soucy stated that Steve Keach needs to know what the PB would like to do, he said he doesn't feel the 24" requirement is horrible but does think it is a little aggressive for

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small residential roadways. S. Keach stated that depending on the PB intent KNA can prepare options for the PB to discuss at a future meeting. Any changes to the subdivision regulations would need to be noticed to be heard at a public hearing, the changes can be made any time during the year.

D. Soucy commented that S. Keach had indicated that the Hadley Road project may already be at a point that it would not make sense to request a change from 24" to 18" as there would be a 6" difference to reconcile that had not previously been taken into consideration. J. Lavelle stated he would check with his client.

J. Lavelle questioned the size of the cul-de-sac requirements and asked if that could be reviewed as well.

Chairman Wentworth asked P. Carideo for his recollection to the changes in the roadway regulations. P. Carideo stated that the updates began back in 2017, they were then reviewed by Dubois & King and that took close to a year to complete and reformat the document.

P. Carideo stated that E. Brown's project on Merryfield Lane Extension was approved prior to the adoption of the new regulations. P. Carideo states that he recalls a discussion regarding the gravel and depths.

J. Lavelle asked if the PB could listen to the feedback from the road builders and developers.

R. Clark commented that there was never a discussion regarding the size of the cul-de-sac as it relates to the Brady Lane project. P. Carideo added that the same consultant worked on both projects and requested a waiver on the Hadley project but did not request one on the Brady Lane project. B. Villella commented that the issue was discussed with Jeff Quirk, KNA, at the preconstruction meeting.

Chairman Wentworth suggested that the PB discuss at the next hearing. D. Soucy told the PB that she needs to notice for the 8/3 hearing this week and would require any requests to reopen a public hearing be received in the PB office by 11:30 tomorrow. D. Soucy stated she would need payment to re-notice hearing and abutters as well as an updated abutter list and mailing labels.

C. Ashford asked if this would be considered a minor subdivision change according to the regulations. D. Soucy stated that according to Steve Keach the public hearing would need to be re-noticed to discuss the waiver requests.

Alan Davis, RPC asked about how roads are chosen to be re-paved in town. S. Murphy stated that there is a Road Management Plan and suggested that A. Davis reach out to

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the Town Road Agent, Jon Worthen with any specific inquiries as he would have the details.

2. Erosion & Sediment Control Regulations

3. Post Construction Stormwater Management Standards

Items 2 & 3 were combined for discussion purposes.

D. Soucy asked if she could convey the information she received from Steve Keach, town engineer, during their phone conversation earlier in the day. D. Soucy stated that S. Keach, town engineer, explained to her that items 2 & 3 are just one chapter of a bigger book that needs to be addressed by the town. S. Keach had indicated that it may be premature for the PB to change the regulations until the town takes steps towards the larger piece of MS4 regulations. With regards to the Erosion & Sediment Control regulations, S. Keach advised that these should not replace the current regulations but rather be part of another section of regulations titled Post Construction Stormwater Management, this should be a separate Municipal Ordinance versus a Zoning Ordinance.

The bottom line is that more work needs to be done. S. Murphy stated that he believes that Julie LaBranche, RPC is giving the BOS a presentation about MS4 and thinks it may be on the agenda for this coming Monday, 7/27/20.

R. Clark suggested the PB defer the discussion to the 8/3 meeting as to get more guidance from Steve Keach in person. P. Carideo commented that we are talking about a separate Municipal Ordinance and not Zoning.

4. Member Comments

R. Clark and P. Carideo had a discussion regarding the recent KNA report concerning Tim Lovell's concerns about Conservation access to the property on Hadley Road. The issue related to the slope of the grade beyond the cul-de-sac area. Jeff Quirk, KNA, Tim Lovell, and Wayne Britton met on site to discuss the matter.

D. Soucy informed the PB members about the DHR meeting regarding an amended site plan for 17 Gigante Drive. The proposal is for a storage building to be added to the site. The consultant agreed that the application was not complete and needed more work in order to be noticed for a public hearing, at present the application is being pushed back to the September PB hearing.

5. Review Minutes (6/1/2020 Meeting)

MOTION: P. Carideo made a motion to accept the 6/1/2020 minutes as amended.

SECOND: B. Villella

VOTE: 7-0

6. Correspondence

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- Letter from RPC thanking the Town of Hampstead for continued membership.
- Dredge & Fill Permit Application Map 4, Lot 45 – 171 Mills Shore Drive

7. Adjourn

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

SECOND: R. Clark

VOTE: 7-0

Minutes prepared by Debbie Soucy, Secretary