

# HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

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## Minutes of February 6, 2017

1 A meeting of the Planning Board was held on Monday, February 6, 2017 at the  
2 Hampstead Town Hall, 11 Main Street, Hampstead, NH. The meeting was  
3 broadcast live over HCTV 17.

4  
5 **PRESENT:** Paul Carideo, (Chairman), Ben Schmitz, (Vice Chairman), Dean Howard,  
6 Glen Emerson, Chad Bennett (Ex-Officio), Randy Clark (Alternate), Chris Howard  
7 (Alternate), and Scott Bourcier (Dubois and King)

8  
9 Chairman Carideo appointed Randy Clark and Chris Howard to sit in for the two  
10 absent members (Neil Emerson and Robert Waldron) for all matters before the  
11 Board tonight.

### 12 13 **New Business**

14 1. J. Lavelle of James Lavelle Associates stated that he was present tonight to  
15 have the Hampstead Planning Board sign off on a plan for the Sandown Planning  
16 Board. He went on to explain that Map 2 lot 4 on Hampstead Road is a small piece  
17 of a larger parcel located in Sandown. The parcel has gone through a subdivision  
18 process in Sandown but the piece in Hampstead is staying with the original lot  
19 and has no change on the Hampstead side. This is more a formality to get the  
20 plan recorded.

21 **MOTION: R. Clark motioned to approve the signature on the subdivision**  
22 **plan of Map 2 Lot 4 located on Hampstead Road on the Sandown Town Line**  
23 **for recording purposes only.**

24 **SECOND by G. Emerson**

25 **VOTE ON MOTION: 7-0**

### 26 27 **Old Business**

28 *Continued Public Hearings (from 01.03.17)*

29 1. 09-060- Hastings Drive Subdivision, Maison Belle, LLC (Hastings Dr. /Kent Farm Rd)

30 Chairman Carideo stepped down from this hearing due to a work conflict and  
31 Vice Chairman, Ben Schmitz stepped in as Chair.

32 D. Jordan of MHF Design presented a revised plan set to the Planning Board  
33 members. *The electronic version was received in the office on the morning of*  
34 *Friday, February 3<sup>rd</sup>.*

35 He explained that they took into consideration some of the comments from the  
36 previous meeting and eliminated the largest wetland crossing. Mr. Jordan

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37 explained that lots 4 through 7 will now have a shared driveway accessing all four  
38 parcels. He went on to state that they have worked with the Fire Department as  
39 to the size of the driveway and turn around. He noted that this change reduces  
40 the impact by 65% or 6,000 square feet to 2,650 square feet. He stated that they  
41 have been working with Eben Lewis of NH Dept. of Environmental Services (DES).  
42 This plan is being submitted to Mr. Lewis for his input on the changes. Mr. Jordan  
43 also noted that all the lots will now be single family lots with no duplexes. This  
44 will be a plan note on the recordable plan, Mr. Jordan stated. Mr. Jordan stated  
45 that he was hoping with the changes in the newest revision, the Planning Board  
46 could grant conditional approval. C. Bennett asked about the size of the  
47 driveways and was told they would be 20 feet paved with 2 foot shoulders on  
48 each side for a total of 24 feet and that it would be built to accommodate  
49 emergency vehicles. R. Clark asked Mr. Jordan if Hampstead Area Water Company  
50 (HAWC) is okay with the water line locations. Mr. Jordan responded that they  
51 were. He also stated that the Fire Department had one issue on the location of a  
52 hydrant and they agreed to place it in the 4 lot shared driveway. B. Schmitz  
53 asked if there was anything from the Fire Department regarding the changes. T.  
54 Harrington responded that she had nothing in writing but did have a verbal  
55 confirmation of what Mr. Jordan just explained. B. Schmitz asked Mr. Jordan  
56 about an Erosion and Sediment control where the homes will be built whereas he  
57 didn't see it addressed in the plans. Mr. Jordan responded that they thought it  
58 would be part of the septic design and that it would show the silt fencing then.  
59 He also stated that the Planning Board could make that part of a conditional  
60 approval. G. Emerson asked why the water main is listed the way it is. Mr. Jordan  
61 responded that when HAWC reviews the plans, the actual locations could change,  
62 but they are showing on these plans the intent to bring the water line all the way  
63 down Hastings Drive.

64 It was noted that due to the timing of the receipt of the revised plan, the Town  
65 Engineer had not had time to review the changes and therefore is not able to  
66 comment on them or give his review letter. B. Schmitz stated that the Planning  
67 Board needs to receive this information at least two weeks prior to a meeting to  
68 allow time for a review. Mr. Jordan apologized for the shortness and explained  
69 that they had been waiting on the decision of the developer as to whether or  
70 not there would be duplexes.

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### Public Portion

T. Lovell, Chairman of the Conservation Commission, reported that on the surface the revised plan looks good and he is pleased with the changes. He is expecting to meet with Eben Lewis of NHDES next week and will then give the final recommendation from the Conservation Commission. There were no other public comments and this section closed at 7:15 pm

B. Schmitz noted that there are a few outstanding items:

1. Engineering Review
2. Waiver Requests
3. Wetland Crossings
4. Documentation of Erosion and Sediment Control
5. State Approval of revised wetland crossings (Mr. Jordan stated they

expect within the next month.

D. Howard noted that there are a lot of outstanding items to approve a conditional approval at this time. R. Clark asked Mr. Jordan if DES had seen the plans and Mr. Jordan responded that the short answer was yes. He went on to say that there was a site walk with Mr. Lewis either coming up, or had just happened. D. Howard stated that conditional approval without our Engineer having completed his review is difficult.

B. Schmitz stated that if all the data will be all together for the next scheduled meeting then with the agreement of the applicant, the hearing will be continued to the March 6, 2017 meeting. Mr. Jordan agreed to the continuance.

**MOTION: D. Howard moved to continue the public hearing on Map 09-Lot 060, Hastings Drive Subdivision, to the March 6, 2017 meeting.**

**SECOND: G. Emerson**

**VOTE on motion: 6-0**

P. Carideo came back to the Board at 7:18 pm

2. 10-004, Blue Sky Towers LLC - 1<sup>st</sup> Public Hearing for a cell tower to be located at transfer station, 311 Kent Farm Road Map 10, lot 004

C. Bennett stepped down at 7:19 pm.

Mr. Duval passed out a packet to all the members with a new site plan and list of waivers.

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106 Mr. Duval, of Duval & Plosnick and Tim Johnson, Project Manager from ProTerra  
107 Design Group represented the proposal.

108 Mr. Duval stated that since the last meeting they had received the comments  
109 from Mr. Bourcier, the Town Engineer, and provided him with a written  
110 response. They adjusted their plan based on some of the comments in the  
111 January review letter. It was noted that there is a February 1 review letter that  
112 references concerns not adjusted with the response to the original letter. The  
113 February 1<sup>st</sup> letter did not make it to the applicant yet so the request for those  
114 changes, are not reflected in the proposed plan. Mr. Duval was given a copy at  
115 this meeting.

116 Both Mr. Duval and Mr. Johnson stated that the request for waivers was based off  
117 the responses in the 1/12/17 review letter from Dubois & King. P. Carideo  
118 reviewed the 2/1/17 letter with the applicants. Item #3 regarding the width of  
119 the driveway is not in the waiver request. There is a disagreement on item #4 on  
120 the 2/1/17 letter between the two engineers and asked if they wanted to discuss  
121 the points now. Mr. Johnson stated that they are not proposing to pave the  
122 access roadway and that is shown on the plan, is what has worked on other sites  
123 in New England. S. Bourcier stated that he was looking for 6" crushed gravel. He  
124 stated that the proposed 2" inches it too little. The zoning for driveways requires  
125 12 inches of gravel sub base, 6 inches of crushed gravel base and 3 inches of  
126 pavement surface. S. Bourcier stated that he would want the 12 inches of gravel  
127 sub base and the 6 inches of crushed gravel base. Mr. Johnson responded that  
128 the driveway crosses over and into the woods. He asked if doing inspections this  
129 could be worked out and a work order created if the need was there for the 6  
130 inches.

131  
132 The Planning Board went over the 23 waiver requests from Blue Sky Towers, LLC  
133 and ProTerra Designs.

### **Waiver Requests:**

136 5.02(B) B. USGS Data: There are two datums available and currently the Town of  
137 Hampstead uses NGVD 29 but is in the process of updating to NAVD88 according  
138 to P. Carideo. He stated that there wasn't much difference between the two, but  
139 asked for a benchmark with the data on both datums in case someone else needs

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140 to work on the site. Mr. Johnson agreed to do that, and stated that it is outside  
141 the flood zones. With this agreement, a waiver should not be required.

142  
143 5.02 (F) Unsuitable Land: The response from Blue Sky Towers LLC was read into the  
144 record (letter submitted 2.06.17).

145 5.02 (K) Utilities: Exhibit 1 on the site plan shows the proposed utilities. It is  
146 proposed to be overhead from the current pole to a new pole and then to drop  
147 underground. This section was reviewed with Town Personnel during site review.  
148 This is the only expected utility. This request is for a partial waiver.

149 5.02 (O) Drainage/Grading Plan: Exhibit 1 shows all the existing and proposed  
150 drainage facilities including catch basins, drainage swales, riprap areas etc. The  
151 waiver request is for the requirements to provide stormwater flow calculations.

152 5.02 (P) Phasing Plan: The proposed application is not for a large-scale  
153 development.

154 5.02 (R) Landscaping and Building Design: The applicant noted that there is no  
155 landscaping proposed at the location of the tower.

156 5.02 (S) Evacuation and Emergency Plan: The applicant requests a waiver whereas  
157 the facility is to be unmanned. They noted that in the event that the technician  
158 needs to evacuate, he/she would proceed over the driveway to the public Right  
159 of Way (ROW).

160 5.02 (T) Water Supply for Firefighting Purposes: The applicant noted that there is a  
161 fire pond, along with other hydrants located near the property entrance and  
162 could be accessed if needed.

163 6.01 Traffic Impact Assessment (TIA): The expectation is for 1 or 2 vehicles per  
164 month for inspections.

165 6.02 Fiscal Impact Analysis (FIA): The applicant stated that there is no financial  
166 impact on the Town and the project will not require any municipal services.

167 6.03 School Impact Analysis (SIA): It was noted that there would not be any  
168 generation of school age children for this project.

169 6.05 Community Services Impact Assessment (CSIA): The proposed tower and  
170 facility do not meet the thresholds in this section and will not place any demands  
171 on existing or proposed community services.

172 8.02 (I) Street cross-sections: The applicant noted that the driveway will act similar  
173 to that of a single-family residential driveway from the Town's paved driveway to  
174 the tower compound. They also reported that the earthwork required to grade

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the tower compound would be utilized for the driveway to the extent feasible. They also noted that a 3.1 maximum fill daylight slope would extend from the driveway to the existing topography.

8.02 (N) Plan Views of Buildings: There are no buildings proposed for the tower and facility at this time.

8.02(O) Elevation View: The applicant stated that there are no buildings proposed for the tower and facility at this time. R. Clark asked if the building was to look like a house. The proposed equipment shelter is about the size of a refrigerator, Mr. Johnson stated. It is an environmentally controlled housing unit storing the radio equipment.

8.02 (R) proposed plantings: The tower is proposed at the transfer station and the lack of visibility of the compound area, would allow them to ask for a waiver. The unit is expected to be within the tree lines.

8.02(U) Outdoor lighting: There will be no outdoor lighting.

8.02(V) Flood Zone: There is no flood zone within 500 feet of the proposed project.

8.02(W) Sewage Disposal Approval: No sewage disposal is proposed.

8.02(X) Street Centerlines and Building Locations: There are no buildings proposed as part of the application.

8.02(Y) Certification of Approval from NH Dept. of Environmental Services (NHDES): Not a regulating authority for cell towers.

8.02(Z) One benchmark tied to NGVD 29 datum: P. Carideo asked that they benchmark at the 88 and put the 29 conversion data on and then a waiver wouldn't be required.

8.02(AA) Final State of NH approvals: Not a regulating authority for cell towers. The Planning Board members were asked if they had any issues with the waivers. There weren't any issues.

*The Public was invited to comment at 7:48 pm.*

P. Stoltz, 255 Kent Farm Road, asked how long the generators would run and how often? She also asked what the estimated time of approval was expected on this application. P. Carideo stated that if the Planning Board feels there are any outstanding comments and they know they are forthcoming, they could make a decision as early as this evening. At this point P. Stoltz submitted a "Motion for Public Rehearing Blue Sky Tower" to the Planning Board. She asked that the Planning Board, out of good will, move to schedule a mutually agreeable public



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210 hearing date for the abutters to be properly heard, to show substantial impact  
211 by evidence and expert opinion as to why the proposed cell tower shall not be  
212 approved by the Planning Board (from #1 of the letter if 2/6/17 submitted). P.  
213 Stoltz went on to state that there was substantial impact to the abutters and  
214 they want time to bring forth witnesses. She went on to explain that at the  
215 Selectmen's meeting, the Chairman stated that the abutters could ask that the  
216 tower to be disguised and he noted like a "cloud". She went on to state that  
217 there are lots of court cases showing that they could bring this request forward  
218 and that they could appeal this to the Zoning while the application is active. P.  
219 Carideo noted that he was upset that she came in tonight and handed in the  
220 paperwork, which didn't allow them to get a review by Town Counsel. He  
221 explained that P. Stoltz had been in touch with the office and was asked to  
222 submit whatever information they wanted to speak about to the Planning Board  
223 prior to the meeting so that the Board had time to look into it. He noted that no  
224 one here tonight was qualified to address this request and that it wasn't fair to  
225 the applicant. He stated that the first public hearing was held 30 days ago. He  
226 also noted that the Planning Board and town have been fair to allow the abutters  
227 to speak their concerns at the meetings and that the process has been followed.  
228 P. Stoltz responded that she didn't understand what a public hearing was when  
229 she first came. She went on to state that the Planning Board is supposed to be  
230 on the same team as the residents and that the abutters have a right to be heard.  
231 She stated that that they are not in line with the Master Plan Vision Statement.  
232 She said that they should be working on the long-range vision statements and  
233 that they (abutters) should be heard again. She stated that they have other  
234 options but was looking for the Planning Board to show some good will.  
235 B. Schmitz asked if there was a way to back up the time and hold another  
236 hearing. P. Carideo said that there were still outstanding items to discuss such as  
237 the February 1<sup>st</sup> review letter and to vote on the waivers. The first question on  
238 the generator was asked to the applicants. Mr. Duval stated that there are two  
239 generators one for T-Mobile that would be a 7.5 KW generator. The other one for  
240 the Fire Department equipment would be 10- KW. The timeframe to run the tests  
241 was up to the Planning Board to decide. Both are fueled by propane. The  
242 generators would only run for their tests and in the event of a power outage.  
243 The specs for the generators are included in the application, but the generators  
244 would be significantly quieter than a household pull out generator. G. Emerson

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asked if it was possible to get one 20 KW generator to do both. Mr. Duval responded that in his 20 years of doing this, he has been asked this many times. He went on to explain that the cell carriers share many things, but they won't share a generator. B. Schmitz asked if it was acceptable to coordinate the cycle to have them at the same time. Mr. Duval said that the Planning Board could make a condition that they only run on Tuesday at 10 am, as an example. P. Carideo addressed the issue of the façade and stated that they applicant could submit a request, but that the Planning Board could only approve what was in front of them. They agreed to discuss this a little later on.

A resident who stated that they lived at 233 Kent Farm Road (?) that she was concerned about the tower and asked for understanding. She stated that she moved into the town to raise her children here and didn't want their summers playing outside being remembered as running generators. She also stated that this wasn't their profession either and that from here forward they would make sure that there was always one of the residents at a meeting.

P. Carideo responded to her by stating that he lives in the area and that he can hear the generators that go on in the area whenever there is a power outage. He also stated that he hears the trash trucks coming and going from the transfer station along with the packer working on days it is open along with also hearing the shooting range when used. He stated that this use was allowed by Town Meeting and they need to listen to that. He also stated that this was more than just the members sitting here tonight listening to the application. He stated that they all understand and told the resident that he was born and raised in Hampstead and raised his own family here. He stated that he has seen many changes, some he didn't like, but there are times to move forward with technology. He stated that it was best for the town as a whole to have the tower. The applicant is following the process that is set up and working within the zoning as voted on by the residents. P. Carideo continued that this Planning Board are not professionals, but residents who give their time. He stated to P. Stoltz that the letter submitted puts the Planning Board in a defensive mode and anything said here forward is potential for litigation. P. Carideo explained that he understands technology a little and uses a cell phone and stated that he relies on his phone. He then explained the process of the waiver requests in that they are for items that the zoning doesn't apply.



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The façade discussion came up and P. Carideo noted that in driving around he has noticed many different types such as the tall pine tree. In his opinion, he stated, that they tend to stick out more than just the monopole left as is. He stated that they would take comments on the façade after they discuss the waivers.

P. Stoltz responded that the letter is not a legal document, just something she wrote up that day in the only way she knew how and that she wanted it part of the record to show good will. She also went on to say that, it didn't matter how many people voted on something and that the only voices that mattered were the abutters to the application. She said that she reviewed minutes and articles and it didn't say how high the tower would be or where it would be located, just that it could go on town property. She ended with 800 people voted to allow it on town property but it was only the abutters that have the final input.

*The public portion was closed at 8:15 pm.*

The Planning Board members were asked how they wanted to proceed. They were asked if there was enough information for the waiver requests, and noted that there were some outstanding items such as the response to the 2/1/17 review letter by S. Bourcier and the revised plan changes submitted by the applicant tonight that haven't been reviewed. It was agreed to vote on the waivers and get them off the table.

Item #4 on the 2/1/17 review letter has been agreed on by the applicant and S. Bourcier. Item #2 is on the list of waiver requests, which just leaves item #3.

B. Schmitz asked that they get the applicant to agree on #3 (2/1/17 letter), discuss the façade of the tower, generator information, and the request for another public hearing. Mr. Duval stated that the decibels for the generators were listed at 67 dba. B. Schmitz noted that this was a lot quieter than a household generator. He also noted that if it was running continuously, that would be one thing, but every two weeks at a set time for a short period shouldn't be an issue.

G. Emerson suggested that they look at having the generators tested at 11 am to 12 pm on every other Wednesday and that this be a condition noted on plan. Each member was polled and they were each in agreement with the timeframe.

The Planning Board went back to the waivers and voted on whether or not to grant the waiver request.

Waiver Requests:

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315 5.02(B) - The applicant will provide the benchmark for the NGVD 29 datum. The  
316 waiver was granted with a 6-0 vote.

317 5.02(F) - The waiver was granted with a 6-0 vote.

318 5.02(K) - The waiver was granted with a 6-0 vote.

319 5.02(o) The request for the waiver was discussed again and S. Bourcier was asked  
320 for his input on the drainage calculation aspect. S. Bourcier responded and  
321 stated that the site is currently woods and which will be cleared and replaced  
322 with gravel. There is no impervious surface proposed to increase the stormwater  
323 runoff. The proposed stormwater controls designed should be reasonable but  
324 without the drainage analysis it is hard to determine if an increase will or will not  
325 occur. He stated that he was on the fence and that he didn't agree with the  
326 waiver originally but after the current explanation and discussion he could agree  
327 with it. D. Howard mentioned that there wasn't much at the site, no pavement  
328 and minimal concrete with the gravel driveway running through. P. Carideo  
329 stated that the gravel, once compacted, will have a runoff coefficient that is a lot  
330 different than a forested surface. area. P. Carideo was asked if water would run  
331 towards an abutter's property and he responded there was a considerable  
332 distance from any property lines. The grading on the plans submitted,  
333 specifically sheet A-2 shows the site grading that will direct water flows to the  
334 proposed plunge pool area with rip rap and to the swale along the south that  
335 collects and goes to the plunge pool. This then flows over the natural ground to  
336 an area at an old woods road, which will have a pole culvert installed. There is a  
337 temporary dewatering basin that will be used during construction located near  
338 the plunge pool until the construction of the permanent drainage is established.  
339 The waiver was granted with a 6-0 vote.

340 5.02(S) - The waiver was granted with a 6-0 vote.

341 5.02(T) - The waiver was granted with a 6-0 vote.

342 6.01(TIA) - The waiver was granted with a 6-0 vote.

343 6.02(FIA) - The waiver was granted with a 6-0 vote.

344 6.03(SIA) - The waiver was granted with a 6-0 vote.

345 6.05(CSIA) - The waiver was granted with a 6-0 vote.

346 8.02(I) - S. Bourcier was asked his opinion on the cross section waiver. He stated  
347 that the existing roadway is 12 feet wide at the transfer station and rises to the  
348 facility being constructed. It will be a gravel roadway with limited traffic use. He

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349 stated that he sees both sides of the issue and could go either way on the waiver  
350 request. He stated that he would support the Planning Board's decision.

351 The waiver was granted with a 6-0 vote.

352 8.02(N) - The waiver was granted with a 6-0 vote.

353 8.02(O) - The waiver was granted with a 6-0 vote.

354 8.02(R) - The compound will be covered by trees, which will block the view. The  
355 slope rises up to the existing tree line of the tower at 286 feet and at 275 feet at  
356 the lowest point. There was a question about landscaping as a sound  
357 barrier/buffer but was determined that the trees around would serve the same  
358 purpose. The waiver was granted with a 6-0 vote.

359 8.02(U) - The waiver was granted with a 6-0 vote.

360 8.02(V) - It was believed that there are no flood zones within 500 feet of the  
361 project and no waiver is required. It was agreed to vote on the waiver because  
362 of the development boundaries. The waiver was granted with a 6-0 vote.

363 8.02(W) - The waiver was granted with a 6-0 vote.

364 8.02(X) - The waiver was granted with a 6-0 vote.

365 8.02(Y) - The waiver was granted with a 6-0 vote.

366 8.02(Z) - No waiver is required for this section. The applicant will provide the two  
367 benchmarks and conversions on NGVD 29 and NAVD 88 on the plan. The applicant  
368 withdrew this waiver request.

369 8.02(AA) - The waiver was granted with a 6-0 vote.

370 5.02(R) - It was noted that our current zoning states that a monopole is preferred  
371 for a communications tower. The Planning Board members discussed the various  
372 cell towers that they have seen and it was noted by a member that sometimes  
373 the camouflage is more noticeable than the monopole in its normal  
374 presentation. There is one pole in Windham that is disguised as a pine tree that  
375 stands out at least 100 feet above the tree line. Someone p. Carideo noted that  
376 the pole on its own blends into the color of the sky and is less visible. It was  
377 agreed that with the zoning stating that it prefers a monopole, it is the direction  
378 the Planning Board would prefer to go in. The waiver was granted with a 6-0 vote  
379

380 In the review letter from S. Bourcier, item #3, S. Bourcier recommended that the  
381 applicant request a waiver from the requirements on egress access width as  
382 defined in the Table of Dimensions located within the Site Plan Review  
383 Regulations. The applicant was asked if they would supply a request for a waiver.

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They wrote out the request and handed it to the Planning Board Chairman. They discussed the request and it was reported that there would be more traffic while the tower and compound are being constructed than there will be at any other time. The waiver was granted with a 6-0 vote.

P. Carideo read the results of the Department Head review of the project. The only comments were that the Road Agent suggested that the wires go underground and the Chief Building Official reminded them of the building codes.

The Planning Board was polled at this time regarding the request from the abutters to have a new public hearing held at a mutually agreeable time to allow the abutters to be heard as requested in the letter submitted this evening. B. Schmitz said that he wasn't sure what else would be found by having another public hearing. He stated that what mattered to him was the way the town voted and that he feels it is his responsibility to listen to the majority and follow the town guidelines. He stated that he felt the application review is complete based on the discussions this evening. D. Howard agreed along with G. Emerson and C. Howard. Request to hold a new public hearing per the request of the abutters did not go anywhere.

The Planning Board was then asked how they wanted to proceed. P. Carideo noted the open items which are the Dubois & King review letter of 2/1/17 that speaks to 4 items which were all discussed and taken care of this evening ( #2 granted a waiver, #3 granted a waiver and #4, agreement by the applicant to add 6" crushed gravel on top of gravel driveway.) Item #1 on the 2/1/17 letter spoke to comments 1,2,8,11,12,13, and 14 from the review letter of 1/12/17. (#1 is on Mylar, #2 has been requested, #8 there is no lighting plan and a waiver granted, #11 driveway section will add 6", #12 is note 3 on the 2/1/17 letter and addressed tonight with a waiver granted #13 note 4 on the 2/1/17 letter which was addressed tonight and the least one #14 they are satisfied has been met). The generator schedule was voted on and will be a plan note as part of any conditional approval.

P. Stoltz asked who was to maintain the road and P. Carideo responded that the applicant would be. She noted that the monopole was 40 feet above the tree line. She also asked if they had a right to talk about the property values and that

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it wasn't about the Fire Department needing new equipment. She then presented P. Carideo with RSA 672:3 which is the definition of an abutter and stated that not all the abutters were properly notified and that they needed to start the process over and that they will be filing an appeal.

P. Carideo stated where they were, the generator schedules are set and it will be noted on the plan, all state and federal approvals will be noted on the plan, the waiver requested tonight from the Table of Dimensions will need to be noted to site plan and S. Bourcier will need to do his final review.

B. Schmitz motioned to grant conditional approval to Blue Sky Towers, LLC project location of 311 Kent Farm Road, for a site plan to build a Communications Tower with housing, pending that State and Federal approvals are received, S. Bourcier's review, generator schedule to be every other Wednesday from 11 am to 12 pm, addition to the plan of the waivers granted and the addition of the 6" crushed gravel on the driveway. G. Emerson seconded the motion.

R. Clark asked for a point of order to discuss RSA 672:3 and the definition of an abutter in relation to the owner of a manufactured housing park and the tenants. It was agreed to withdraw the motion and contact Town Counsel for their input. B. Schmitz withdrew his motion and G. Emerson withdrew his second.

**MOTION: R. Clark motioned to continue the public hearing for Blue Sky Towers, LLC map 10 lot 004 to the March 6, 2017 meeting to give time to get input from Town Counsel.**

**SECOND by B Schmitz.**

**VOTE ON MOTION: 6-0.**

C. Bennett rejoined the board at 9:40 pm.

### **OTHER PUBLIC MATTERS**

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#### Conditional approvals that expire 2.06.17

1. 02-052- Labrador Lane Subdivision, Mylar recorded 1/12/17 D-39933

2. 06-018- Sweet Management Site Plan (184 Route 111) Mylar received 1/17/17

Both Mylar's were submitted to Dubois & King for their review which were returned this evening and are all set.

Rockingham Planning Commission (RPC)

# HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

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## Minutes of February 6, 2017

Al Davis had submitted a letter to the Planning Board asking to be appointed to the RPC as one of Hampstead's two commissioners. He was present tonight to meet the Planning Board and give a brief introduction of himself. He stated that he has talked with both Susan Hastings (one of the current commissioners) and Joe Guthrie to get information about RPC. He stated that he has in the area for a long time and worked for Eversource for 40+ years. He has some municipal experience by working in the Boston, Mass area working with Mayor Menino's office. He stated that he has worked on construction/infrastructure/ parks etc. while in the Boston area. He did state that there are elements in Hampstead that he would like to see enhanced but for the most part it is a good town. When asked what he would like to see enhanced he mentioned communication with the residents is important. P. Carideo noted that while Susan Hastings was working in the office she would update the Planning Board about the RPC meetings and they would like for that to happen more often. Mr. Davis agreed that would happen. R. Clark asked Mr. Davis if he would be interested in being an alternate to the Planning Board. Mr. Davis responded that he would think about that.

P. Carideo said that the Planning Board would take it under advisement and make their recommendation to the Board of Selectmen who would make the final appointment. P. Carideo thanked Mr. Davis and noted that it was nice to have an interested person.

### **Planning Board Matters and Correspondence**

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1. Engineering Comments- S. Bourcier was asked how things were going so far. He stated that we were the clients and whatever they could do to help is what they were there for. There was discussion on the timelines for applications. He noted that a lot seems to come in last minute and then expect a review from him. There was discussion that any amendments to plans before them should be submitted 2 weeks in advance to give S. Bourcier time to review them. Everyone felt that this would be a good time frame. S. Bourcier did ask that a copy of an application and full plan set be sent directly to his office. He explained that this is how it works in the other towns they work with. P. Carideo stated that the electronic submission is more for the Planning Board members and not intended to replace paper copies. It was noted that an applicant will be required to



# HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

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## Minutes of February 6, 2017

mail a full application to the town and one to Dubois & King's office. S. Bourcier will contact the town when he receives one to make sure the town has also received a copy. All agreed that this is new to them and they had no issue setting new processes to make things work as smoothly as possible. S. Bourcier told the members that if there was anything that Dubois & King needs to do, to let him know. P. Carideo noted that they like the review letters and that they receive more detail in them then they received before. S Bourcier suggested checking with other towns to see their processes and noted that he was not a "Planner". They agreed that they will start noting in motions that any revisions need to be in 2 weeks prior to the next meeting.

2. MRI Letter- will be moved to a workshop scheduled on February 20<sup>th</sup>.
3. LOMA Map 08 lot 223 40 Island Pond Road, noted and filed.
4. Town of Londonderry ZBA notice of cell tower proposal
5. Irongate Village annual compliance notice- to be filed.
6. Deliberative Session is February 10<sup>th</sup> and R. Clark wrote up a small note explaining the zoning articles. P. Carideo stated that he would be there.
7. P. Carideo asked if the Board of Adjustment (BOA or ZBA) agendas could be emailed to the Planning Board members. He recently heard of a case that went before them that he thought Planning Board should have been aware of.

*Review of Minutes: (01/03/17)*

Line 106- change Kent Farm Road to Hastings Drive.

**MOTION: C. Bennett moved to approve the minutes of January 3, 2017 as amended.**

**SECOND by: G. Emerson**

**VOTE on Motion: 5-0-2**

**MOTION: G. Emerson motioned to adjourn at 10:20 pm**

**SECOND by: C. Howard**

**VOTE on Motion: 7-0**

*Minutes by: Tina Harrington, Planning Board Secretary*

*Approved by: Planning Board*

*Date: March 6, 2017*