

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Approved Minutes of April 17, 2017

A meeting of the Planning Board was held on Monday, April 17, 2017 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH. This meeting was not broadcast live over HCTV 17.

PRESENT: Paul Carideo, (Chairman), Ben Schmitz, (Vice Chairman), Dean Howard, Glen Emerson, Robert Waldron, Neil Emerson, Sean Murphy (Alternate Ex-Officio), Randy Clark (Alternate), and Chris Howard (Alternate).

Old Business

Continued Public Hearings (from 04.03.17)

1. 17-025- Central Street 3 Lot Subdivision, Belle Maison Cont'd Public Hearing
Chairman Carideo stepped off the Board for this hearing due to a conflict with the developer. C. Howard was appointed to take his seat for this hearing and Vice Chair B. Schmitz took over the hearing.

It was noted at the last meeting held on April 3rd, there were issues on the lot sizes and how they were calculated. Since that time the Town Engineer, S. Bourcier and a representative of James Lavelle Associates met to review the calculations. J. Lavelle stated that they emailed their calculations and how they reached them to S. Bourcier prior to arriving, once they got there, S. Bourcier was able to determine that the calculations were indeed in compliance with zoning for duplex homes. S. Bourcier submitted a letter to the Planning Board, dated April 10, 2017, which was read by Vice Chairman Schmitz.

Lot 25- Total Lot area provided	186,685 S.F.
Total usable contiguous upland	122,239 S.F.
Required area =	74,065 S.F.
Area required for duplex	111,098 S.F.

Lot 25-1- Total Lot area provided	138,702 S.F.
Total usable contiguous upland	103,446 S.F.
Required area =	64,365 S.F.
Area required for duplex	96,547 S.F.

Lot 25-2- Total Lot area provided	197,243 S.F.
Total usable contiguous upland	147,106 S.F.
Required area =	67,670 S.F.
Area required for duplex	101,505 S.F.

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37 It was noted that all three lots meet zoning for duplex by soil type. J. Lavelle
38 pointed out that they do have State of NH subdivision approval and the approval
39 number eSA2017041202 has been added as Note 10 on the plan. The hydrant is
40 already noted on the plan to be located on the south side of Central Street in
41 from the intersection. Hampstead Area Water Company (HAWC) and the fire
42 department need to work out the final location of the hydrant.

43
44 *The hearing was opened to the public.*

45 V. Shelley- 1 Victoria Lane- She asked if the lots support a duplex, then is it a
46 forgone conclusion that is what will be put in. J. Lavelle responded that it was up
47 to the builder they could market them as duplexes or single family.

48
49 P. Perrone- 8 Gloria's Way – Asked for a traffic impact study. He noted his concern
50 about the impact the new homes with additional vehicles will have to that area.
51 He said that if one was completed, then he wanted to review it and see the
52 signature on it.

53
54 R. Lesure- 18 Central Street- He asked if there was an issue in zoning regarding
55 odd shaped lots. He stated that to pick up the contiguous land they had to
56 create odd shaped lots such as the one that looks like a key. He stated that he
57 understood they were trying to get the square footage, but going downhill 400
58 feet and around a corner didn't make sense the way the land is laid out. It was
59 also noted that it was a great place for three single-family houses but not for
60 duplexes where it is wet and they will be on top of each other.

61
62 B. Schmitz asked J. Lavelle what his thoughts were on an impact study. He
63 responded that the property is close to 12 acres and that they are providing a
64 conservation easement at the bottom of the parcel. He stated that it is not
65 overcrowding the area and that there could have been a commercial business
66 there. (R. Lesure pointed out only if Town Meeting approved such a change in
67 zones). He stated that it was late in the game to ask for an impact study. He
68 spoke to the public and stated that the applicant must abide by the town rules,
69 as does the Planning Board.

70 D. Howard noted that Note #11 states that the lots will be considered for no
71 more than four bedrooms. It was said that if it were a single family it would be

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72 limited to no more than a four bedroom home. In the case of the duplex, each
73 one would be limited to no more than two per side. After some discussion,
74 everyone agreed that no more than four bedrooms would be allowed per lot and
75 are okay with the note on the plan. R. Clark pointed out in response to the traffic
76 study that the Road Agent was at the Department Head Review of the project
77 had not voiced any concerns with traffic impact there.

78 B. Schmitz was reviewing the zoning to answer the question on the shapes of the
79 lots. He reported that the zoning states the lot should be in rectangular shape if
80 possible and that there was nothing that disallowed it based on the shape.
81 The monuments need to be set on the lots and it was noted that this should be
82 part of any conditions if the project is approved.

83
84 M. Marawski- 15 Victoria Lane- Asked about the shape of the middle property
85 because that goes down behind his backyard. He noted his concern about this
86 being combined into a commercial property. Mr. Marawski was told that the lots
87 will be as designed on the plans approved and that to change the zoning on a
88 parcel of land would require town meeting vote. J. Lavelle said that the lot at the
89 bottom being transferred to the commercial business there is located in the
90 commercial zone and that is the only parcel in that designation.

91
92 S. Tessier- 5 Victoria Lane- She noted her concern still with the traffic and with
93 visibility coming out of Victoria Lane with snow piles. She stated that they
94 complain every year about the snow removal. She also pointed out that she is in
95 a single-family home with four bedrooms and there are at least four cars coming
96 and going from her home. She pointed out that there could be three cars per
97 side and that she moved to Hampstead for the small town values and that this
98 wasn't what Hampstead was about.

99 Public Hearing was closed.

100 The issues of the traffic concerns and bad weather were open to the Planning
101 Board members for comments- the board members had no comments.

102 N. Emerson asked why the hydrant wasn't on the Webber Road side and was told
103 by J. Lavelle that it was across from Webber Road on the South Side of Central
104 Street, which is where the current water line was located. The exact location will
105 be noted J. Lavelle stated. S. Murphy noted that Note #15 states the location to
106 be Webber Road and this will need to be updated to the actual location.

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MOTION: D. Howard motioned to grant conditional approval to the application of Belle Maison, LLC, for a three-lot subdivision located at Map 17-025, Central Street/Route 111.

Noted Conditions:

HFD approval on the location of the hydrant, Easements, Fees Due, Final Plans, Coordinates, 2 Mylar's, LCHIP check, Bond, Engineering Escrow, electronic file of plans and monuments to be set (or bonded).

R. Clark noted that this approval is for single-family homes or duplexes. If they are to be condominium's they will need to come back to the Planning Board.

SECOND by: N. Emerson.

VOTE ON MOTION: 6-0-1 (abstaining was S. Murphy)

B. Schmitz read that there is a 15-day appeal date to the Board of Adjustment and a 30-day appeal to court.

2. BOND -09-060, Hastings Drive Subdivision

(P. Carideo stayed off the board for this discussion due to a conflict with the developer and C. Howard continued in his seat)

It was just noted that S. Bourcier of Dubois & King was able to rework the bond for Hastings Drive (09-060) and the revised amount is \$200,000. At the previous meeting, a vote was taken to approve a bond amount up to \$200,000.

P. Carideo returned to the board at 7:35 pm

MOTION: R. Clark to go into nonpublic session under RSA 91-A III, 2(b) hiring for the purpose of interviewing applicants.

SECOND: C. Howard

VOTE on Motion: D. Howard, yes; G. Emerson, yes; S. Murphy, yes; B. Schmitz, yes; P. Carideo, yes; R. Waldron, yes; N. Emerson, yes. (C. Howard and R. Clark were also present) 7-0

The Planning Board met with two applicants and they were joined by Sally Theriault, Administrative Assistant to the Board of Selectmen.

Applicant #1 met with the board members from 7:35 to 8:05

Applicant #2 met with the board members from 8:05 to 8:41.

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140 There was a list of 16 questions prepared and Chairman Carideo and Vice Chair
141 Schmitz alternated the questions. There were a couple of questions thrown in
142 after the answers of the applicants. The questions are attached to the minutes.
143

144 After the applicants both left, the members discussed the pros and cons of both
145 applicants. After some discussion, it was agreed to move forward with applicant
146 #1. They discussed the salary range and agreed to give S. Theriault the range to
147 offer, and if needed to negotiate with. If she was not able to agree on a starting
148 rate, then the Planning Board asked that she move forward with applicant #2 and
149 use the same process.

150 They asked that the Selectmen make the appointment and to see if the applicant
151 would be available to attend the May 1st meeting to get a feel for the job. T.
152 Harrington also stated that there was a class for new Planning Board members on
153 May 11th that she will see if they could attend so the new Secretary could get
154 familiar with the functions of a planning board.

155 **MOTION: B. Schmitz motioned to come out nonpublic session under RSA 91-A**
156 **III, 2(b) hiring at 9:58 pm.**

157 **SECOND by: R. Waldron**

158 **VOTE on Motion: D. Howard, yes; G. Emerson, yes; S. Murphy, yes; B. Schmitz,**
159 **yes; P. Carideo, yes; R. Waldron, yes; N. Emerson, yes. (C. Howard and R.**
160 **Clark were also present) 7-0**

161 R. Waldron asked about the possibility of getting documents and plan files
162 through a program such as DropBox or Google Docs.
163

164 **MOTION: B. Schmitz motioned to adjourn at 9:58 pm**

165 **SECOND by: G. Emerson**

166 **VOTE on Motion: 7-0**

167 *Minutes by: Tina Harrington, Planning Board Secretary*

168 Approved

169 Date: May 1, 2017