

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes April 2, 2018

A meeting of the Planning Board was held on Monday, April 2, 2018 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH. This meeting was broadcast live over HCTV 17.

PRESENT: Paul Carideo, (Chairman), Ben Schmitz, Glen Emerson, DJ Howard, Robert Waldron, Steve Wentworth, Joe Guthrie, Randy Clark (Alternate), and Scott Bourcier (Dubois & King)

The public attendance roster is available as an attachment to this document.

Chairman Carideo opened the meeting at 7:03 P.M.

Chairman's Remarks

Next Public Hearing Date May 7, 2018

Plan Filing Deadline for May 7, 2018 Meeting April 16, 2018

Election of Officers

1. Introduction of New Members

Chairman Carideo announced that due to a work conflict alternate Chris Howard has resigned from the Planning Board. Joe Guthrie was introduced as the new Selectmen Representative to the PB replacing Chad Bennett. Steve Wentworth was introduced as a new PB member replacing Neil Emerson.

2. Planning Board Chairman, Vice-Chairman, and Secretary

MOTION: D. Howard made a motion to elect P. Carideo as Chairman

SECOND: G. Emerson

VOTE: 6-0-1 (P. Carideo abstained)

MOTION: R. Waldron made a motion to elect B. Schmitz as Vice-Chairman

SECOND: G. Emerson

VOTE: 6-0-1 (B. Schmitz abstained)

MOTION: R. Waldron made a motion to elect Debbie Soucy as Secretary

SECOND: G. Emerson

VOTE: 7-0

3. Re-Appointment of Alternate Randy Clark

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes April 2, 2018

Chairman Carideo asked that a note be made to the record that the PB recommends re-appointment of alternate Randy Clark for a three-year term. All members were in support of this decision.

Old Business

1. 06-108 Hampstead Self-Storage

Chairman Carideo explained to the board that all of the conditions have been met with the exception of the Performance Guarantee bond. P. Carideo stated the applicant has advised the PB that they are waiting to see the impact of the other storage facility on Route 111 before they begin construction. P. Carideo stated that Attorney Gorrow stated the PB could not record the mylar without the bond. P. Carideo stated he is working out some issues with the Town Attorney as to what options the applicant can pursue.

MOTION: D. Howard made a motion to extend the conditional approval to July 2

SECOND: B. Schmitz

VOTE: 7-0

S. Wentworth stepped down from his spot on the board. R. Clark replaced S. Wentworth as a voting member.

2. 19-009 Winchester Heights Elderly Housing

Chairman Carideo read the letter dated 3/31/2018 from Charlie Zilch, SEC Surveying. The applicant has requested a continuance of the public hearing to the next PB meeting as well as a 60-day extension for the PB review period.

MOTION: R. Waldron made a motion to continue the public hearing to the May 7 PB meeting

SECOND: G. Emerson

VOTE: 7-0

MOTION: R. Waldron made a motion to extend the Planning Board review period to July 2

SECOND: R. Clark

VOTE: 7-0

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes April 2, 2018

Chairman Carideo explained to the audience the RSA concerning the Planning Board review period. P. Carideo also advised the audience that no new notices would be sent to abutters as the application would remain on the PB agenda.

S. Wentworth returned to his spot on the board.

3. 17-051 Merryfield Lane Extension – 8 Lot Subdivision

T. Lavelle was representing the applicant and stated he was requesting a continuance, as he has not had time to respond to the Dubois & King review letter dated March 30. T. Lavelle advised the board that they have received the Dredge & Fill permit and presented a copy for the file. T. Lavelle also presented a water commitment letter from Hampstead Area Water Company (HAWC) dated March 30.

T. Lavelle then presented a letter requesting a waiver from Section VI-3-c of the Hampstead Subdivision Regulations, which states that dead end streets shall not serve more than 12 lots. P. Carideo opened the discussion of the waiver to the board. Merryfield Lane will have a total of 16 lots including this subdivision proposal. B. Schmitz asked if there were other dead end streets in Town with more than 12 houses. R. Clark responded by stating yes, it is common practice. B. Schmitz asked if the intent of the 12-house ordinance was to allow the fire hose to reach all the houses.

P. Carideo stated that he agrees with the past approvals since they had no way to connect to other streets, however, this subdivision does have the ability to connect. P. Carideo stated that he needs more information as to why they cannot connect and formally request a waiver in writing. S. Bourcier advised the board that there are two issues that need to be addressed; the 12-lot limitation as well as the 1,200-foot maximum roadway length requirement.

T. Lavelle responded by stating the main reason they have not proposed connecting the roadway to Moulton Drive is due to a very large wetland that runs about 100-feet across the area in question. T. Lavelle stated that the other properties around Merryfield are all developed. Additionally they are connecting this development to HAWC and adding two fire hydrants at the request of Hampstead Fire Department (HFD). T. Lavelle indicated connecting the roadway to

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes April 2, 2018

Moulton Drive would require a large quantity of dredge & fill in a wetland and he doubted that DES would approve the request.

R. Clark stated the roadway length would be a moot point since the hydrants are being added for fire protection purposes. T. Lavelle stated they are willing to place the hydrants wherever the HFD requests. B. Schmitz stated the other option is decreasing the number of houses. P. Carideo referenced the layout of streets section of the subdivision regulations. B. Schmitz referenced the general requirements – access section of the subdivision regulations which states “any road serving more than twelve (12) lots shall have an approved secondary means of egress.....”

P. Carideo stated he has not seen any information to prove the land is inaccessible/ unacceptable to connect to Moulton Drive. R. Waldron stated it would be better to tie into Moulton Drive however, maybe the PB should wait to act on the waiver until there is further evidence. R. Clark also thought it would be a good idea to look at the property. P. Carideo stated the PB could walk the site together or individually to become more knowledgeable about the lot. B. Schmitz stated he preferred not to vote on the waiver(s) tonight. S. Wentworth, D. Howard, G. Emerson, R. Clark, R. Waldron, and J. Guthrie all agreed that they would prefer to wait to act on the waivers.

T. Lavelle stated he would be willing to meet the PB members on the property at the existing Merryfield Lane cul-de-sac.

G. Emerson, R. Waldron, and S. Wentworth will walk the site Fri 4/6 at 2:00 P.M.

R. Clark, B. Schmitz, and J. Guthrie will walk the site Sat 4/7 at 8:00 A.M.

MOTION: B. Schmitz made a motion to continue the public hearing to the May 7 PB meeting

SECOND: G. Emerson

VOTE: 7-0

Other Public Matters

1. 09-060 Hastings Drive Subdivision – Bond Reduction

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes April 2, 2018

S. Bourcier provided the PB with an update on the most recent inspection and stated that most components have been constructed per the plan and the site is stable. S. Bourcier stated that the entire bond amount of \$200K was for erosion control and he felt that \$35K is a reasonable amount to complete the loam and seed on the remaining lots.

J. Mason, the developer, stated he is on the site every day and explained to the board that the bank is holding escrow for loam and seed on the lots that have been sold (this is in addition to the Town bond). P. Carideo stated he wants to ensure that the remaining bond is adequate since once the property has sold the Town has no legal rights. R. Clark stated once the property is sold it becomes a civil matter between the homebuyer and the developer. R. Waldron explained the hold back of the escrow from a realtors perspective.

MOTION: R. Waldron made a motion to reduce the bond amount from \$200K to \$35K.

SECOND: S. Wentworth

VOTE: 7-0

2. 10-38 Owens Court – Original Site Plan Vested – Bond Discussion

P. Carideo advised the PB that a letter was sent to the owners on March 26 requesting their presence before the board to state their intentions. P. Carideo stated he did not want to vote on the bond until the applicant appears before the PB. S. Bourcier stated the bond amount includes line items for construction of the remaining two buildings and erosion control.

Planning Board Matters

1. Town Engineer

P. Carideo stated it would be a good time to discuss S. Bourcier's comments on the regulations. S. Bourcier indicated that he was trying to reorganize the proposed driveway regulations in a more user-friendly manner. B. Schmitz stated he used the Word document and accepted the changes and was better able to understand Scott's edits. S. Bourcier stated he would highlight what was added in a new Word document.

S. Bourcier stated he has not had a chance to look at the proposed road specs or the subdivision regulations. P. Carideo stated it has been over a two-year process

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes April 2, 2018

to update the subdivision regulations. B. Schmitz asked for an ETA on the review. S. Bourcier stated he should have his review of the subdivision regulations completed by the next PB meeting in May.

P. Carideo stated that the PB is aware of the process of adopting the Subdivision Regulations; however, he was interested to know how other towns implement the regulations in daily practice. P. Carideo asked S. Bourcier to speak with Jon Worthen and Kris Emerson regarding the driveway regulations.

2. Correspondence

Chairman Carideo advised the board that Susan Hastings' term as Rockingham Planning Commission Representative is up. P. Carideo would like S. Hastings to appear before the PB to state her intentions to continue in this capacity.

3. Member Comments

Chairman Carideo asked D. Soucy for a brief overview of the recent MS4 meeting she attended. R. Clark stated he would like to attend future meetings regarding the Storm Water management.

4. Minutes (3/19 Workshop)

MOTION: R. Clark made a motion to approve the minutes as amended and post to the Town website

SECOND: B. Schmitz

VOTE: 5-0-3 (R.Waldron, G. Emerson, J. Guthrie abstained)

5. Adjourn at 8:30 P.M.

MOTION: B. Schmitz made a motion to adjourn at 8:30 P.M.

SECOND: G. Emerson

VOTE: 7-0

Minutes prepared by Debbie Soucy, Secretary