

# HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

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## Minutes Workshop July 16, 2018

**PRESENT:** Paul Carideo, (Chairman), Ben Schmitz, Glen Emerson, DJ Howard, Robert Waldron, Steve Wentworth, Joe Guthrie, Randy Clark (Alternate), Susan Hastings (Alternate)

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

### **Planning Board Matters**

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#### **1. 09-060-3 6 Hastings Drive – Accessory Dwelling Unit (ADU)**

Chairman Carideo announced that this is a continuation of a public hearing. John Mason presented a revised plan to the PB members. P. Carideo asked J. Mason to adjust the PDU and ADU labelling as well as add the revised square footage calculations to the original application. B. Schmitz asked about the discrepancy in the number of bedrooms shown on the plan as compared to the septic approval. J. Mason stated that they oversized the septic. B. Schmitz asked if it was ok to accept a house plan that was reversed from what would be on the lot. R. Waldron responded that it is common practice. D. Howard and G. Emerson both agreed with R. Waldron. P. Carideo said it was no big deal. Chairman Carideo asked if anyone had additional questions, there were none.

**MOTION: B. Schmitz made a motion to accept the application as complete.**

**SECOND: D. Howard**

**VOTE: 7-0**

**MOTION: B. Schmitz made a motion to conditionally approve the ADU with the stipulation that the PDU and ADU square footage are added to the revised plan and that all rooms are labeled as PDU or ADU.**

**SECOND: R. Waldron**

**VOTE: 7-0**

R. Clark stepped down from his spot on the board.

#### **2. 06-019 Phan Zone**

Paul Pandelena was in attendance to update the board on the status of the project. P. Pandelena stated that there have been six bidders for the construction of the outdoor field, all are at least 30-40% over budget, and as a result, the plans need to be changed. P. Pandelena stated they are shifting the field to the north by 45 feet; the retaining wall will go away because of this change. The drainage and lighting will remain the same.

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P. Carideo asked about access to the back parking lot. P. Pandelena responded by stating that issue still needs to be worked out. P. Pandelena asked if the parking lot needs to be asphalt or could they use a reclaimed material. D. Howard commented that it would be used for participant parking. P. Pandelena said the plan for the entrance would remain the same. P. Carideo said that pushing the pavement near the parking area was a concern of the Conservation Commission. D. Howard suggested rotating the field to avoid these areas of concern. P. Carideo commented that Hog Hill Pond is a very sensitive wetland. The board members reviewed the drainage on the most recent plan set. P. Pandelena stated it is possible that they may use an impervious material on the parking.

P. Pandelena asked about phase bonding. P. Carideo stated that it is allowed. P. Pandelena stated he would get a revised design to the PB. B. Schmitz asked if there was any thought on making the field smaller. P. Pandelena said there was some talk however; certain sport leagues have size requirements for the field. P. Pandelena stated the way the plan was submitted and approved is not feasible at this time.

R. Clark returned to his spot on the board.

### **3. 17-051 Merryfield Lane Extension**

James Lavelle came to the workshop to inquire about a revised bond amount for Merryfield Lane Extension; they are looking for erosion only. J. Lavelle commented that E. Brown wants to have the site stabilized before the fall. P. Carideo stated the PB could direct Dubois & King to prepare a revised bond amount. The PB will need to vote on the bond at the 8/6 public hearing.

### **4. Subdivision Review and Site Plan Review – deferred**

#### **5. Review 8/6 Applications**

##### **a) 02-072 & 02-011 Main Street, Lot Line Adjustment**

Chairman Carideo reminded the board that J. Lavelle was before the PB for a conceptual discussion on this application. The daughter's lot is being enlarged. There was a discussion as to whether the PB could require 75,000 minimum sq. ft. lot (so that current soils by lot sizing would be met for the property) P. Carideo stated he did not think so. B. Schmitz stated he would like it noted that the PB recommended that square footage to the applicant. P. Carideo commented that a new State Subdivision approval is needed.

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### **b) 09-024 Granite Village – Amended Site Plan – driveway access and 09-070 Johnson Meadows – Amended Site Plan – construction of two new units**

The amended site plan is for two proposed duplexes. The site is developed under the multi-family zoning. P. Carideo announced that the ZBA felt a variance was not needed to break through the buffer for a new private driveway. B. Schmitz questioned why. R. Clark stated that the ZBA felt a roadway was allowed as access to the property. (D. Soucy confirmed with Town Counsel that the PB does not have the authority to over-ride the ZBA. The PB can proceed and review other aspects of the application without requiring a variance for the driveway).

Chairman Carideo stated that access easements and a hold harmless would be needed for both parcels being amended. P. Carideo stated he would like to see more information regarding soils and topography. P. Carideo stated that the soils requirement has changed since the site was originally developed. In addition, wetlands change over time. Chairman Carideo suggested that the PB members review the multi-family dwelling and mobile home section of the Zoning Ordinance as they apply to these applications.

### **c) 07-023 St. Anne Church – Amended Site Plan – addition of portable unit**

The proposal is to construct a concrete pad. Hampstead Central School has donated a portable unit to the Church. The Church will be using the portable unit for a food pantry to service the Greater Hampstead area. The board members reviewed the submitted letters and waivers. Chairman Carideo stated that the State Grid coordinates should be available and added to the plan set.

### **d) 09-049 255 Kent Farm Road – expecting application 7/16 – subdividing lot**

The PB office received several calls regarding this application. The applicant was granted ZBA approval for frontage. The issue today was regarding the soil calculation. There is a discrepancy between the soil type and lot size that are listed in the chart in the Hampstead Zoning (1987) versus what is currently available for data. Soil Conservation Service publication dated 09/2003 provides the most recent data for these calculations.

## **6. Member Comments**

B. Schmitz stated that he likes the pre-review of the applications at the workshop.

P. Carideo asked D. Howard about the Highway Safety Committee. He asked who the Chairman is. There was a discussion about signs in Town. Paul commented that there appears to be no standards applied as it relates to sign height, etc. R.

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Waldron commented that he would like to see sidewalks added to Main Street and suggested that the State must have grants or funding available for such a project.

### **7. Review Minutes (7/2 Meeting)**

MOTION: B. Schmitz made a motion to approve the minutes as amended.

SECOND: G. Emerson

VOTE: 6-0-3 (abstaining from vote R. Waldron, D. Howard, G. Emerson)

### **8. Adjourn**

MOTION: B. Schmitz made a motion to adjourn at 8:45 P.M.

SECOND: G. Emerson

VOTE: 7-0

Minutes prepared by Debbie Soucy, Secretary