

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop November 19, 2018

A meeting of the Planning Board was held on Monday, November 19, 2018 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH.

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

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

Planning Board Matters

1. 2019 Zoning Proposals

Article #1 Signs

To see if the Town will vote to correct Article IV-4:2 Permitted Types of Signs to read: 1. Permanent – for private or commercial purposes. 2. Temporary – for private or commercial purposes. 3. Informational – for private or commercial purposes or for advertising real estate signs or temporary political signs.

Article #2 Accessory Dwelling Unit

To see if the Town will vote to approve the following change to Article IV-14:2,A,3 Septic Approval: Remove the last sentence which reads: "The system must be installed prior to the issuance of an occupancy permit."

Article #3 Update to Soils Table

To see if the Town will vote to amend Article II-1:5 Soil Based Lot Size to read: "Table 1A (see Appendix) is provided by the Society of Soil Scientists of Northern New England (SSSNNE)." Also to update Table 1A in the Appendix with the current High Intensity Soil Map Units as provided by SSSNNE. Since the Rockingham Conservation District relies on SSSNNE for High Intensity Soils Data.

Article #1 is a correction to zoning to bring the article in compliance with the original intent of the ordinance as it has been applied since 1992. Article #2 is a housekeeping item to bring the septic approval in line with the State of New Hampshire requirements. Article #3 is updating the High Intensity Soil (HISS) Map Units, a full copy of the HISS Map units is available for view at Town Hall.

The PB members also discussed the possibility of updating/revising the buffer requirements for multiple unit dwellings, elderly housing, and commercial sites. There was no agreement as to what specifically the PB intent would be for each of the zoning areas under discussion. The PB members decided to table the buffer update to a future date.

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2. Member Comments

J. Guthrie advised the PB members present that Hampstead Water Advocates (HWA) would like to come before the PB. D. Soucy stated that she had been communicating via email with Howie Steadman (HWA) about the procedure to appear before the PB with zoning proposals. The HWA are scheduled to present at the 12/3/18 PB meeting.

3. Review Minutes (11/5 Meeting)

MOTION: S. Wentworth made a motion to approve the 11/5/18 minutes as amended.

SECOND: G. Emerson

VOTE: 7-0

4. Adjourn

MOTION: B. Schmitz made a motion to adjourn at 9:35 P.M.

SECOND: R. Waldron

VOTE: 7-0

Minutes prepared by Debbie Soucy, Secretary