

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop October 15, 2018

A meeting of the Planning Board was held on Monday, October 15, 2018 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH.

PRESENT: Paul Carideo, (Chairman), DJ Howard, Steve Wentworth, Susan Hastings, and Joe Guthrie. Kris Emerson was present for discussion of Item #1.

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

Planning Board Matters

1. Water Supply Requirements

Chairman Carideo advised the other PB members that he asked Kris Emerson to attend the workshop for discussion of item #1. K. Emerson stated that he had quickly reviewed the Town of Windham, Water Supply Regulations, #WIN 2:06:13:68 (5 page document) and felt they were boilerplate from NHDES. Section 5 of the regulations refer to the Certificate of Occupancy and state that there will be no occupancy until water requirements are met. K. Emerson stated he issues certificate of occupancy on new homes, additions, etc.

J. Guthrie stated he was more interested in a measurement for the flow of water. J. Guthrie stated he was not looking to adopt Windham's regulations verbatim rather look to it as a guide for water flow. Chairman Carideo commented that the State of NH has well flow requirements and approves all wells in the state. K. Emerson commented that no one could provide evidence of an ongoing water supply once the initial well is approved. P. Carideo commented that every well drilled in NH is on file with NHDES.

J. Guthrie questioned the well standards. P. Carideo stated that the flow requirements are based on the use. For example, one bedroom versus four bedroom home; three bedroom home plus in-law apartment, etc. Each has a different requirement per the State of NH. P. Carideo stated that nothing in the Water Supply Regulations would prevent what has happened to the house on Main Street. The well was operational for six months then stopped, nothing in the regulations would have prevented what happened.

K. Emerson stated it would be up to the Board of Selectmen if they would want to institute an ordinance similar to Windham's, however, he would hate to see a knee jerk reaction as more regulation doesn't necessarily resolve the problem. J. Guthrie stated he would pass the feedback along to the Hampstead Water Advocates.

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2. Subdivision Regulations

Chairman Carideo and the other PB members reviewed S. Bourcier's written comments on the Subdivision Regulations. P. Carideo reminded the group that the regulations have been under review for quite some time and he would like to finalize changes. Below is a summary of the review/changes.

- p.3 OK to delete HDPE
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- pp.16-17 Paul was questioning why the FIA, SIA, EA, CSIA are being removed
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- p. 18 5-A:2 group discussed adding some punctuation to this run on sentence. Add a comma after dwellings and add "along with...." in front of accessory buildings. add a comma to 1,000 and then again after square feet,
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- p. 30 1-E re: NH State Grid Coordinates...Paul asked if a sentence could be added asking how the data was obtained.
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- p. 33 1-W:3 and 1-W:4 Paul did not feel these two items were needed. The Town currently follows the State guidelines regarding septic.
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- p. 36 #7 State Approvals.... To answer your questions, AOT is correct. Paul would also like the Subsurface Systems Bureau, RSA 485-A added to the sentence/ paragraph.
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- p. 41 1-J mulch is misspelled
-
- p. 44 PB wishes to leave at 6"
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- p. 47 5-A:3 The board wanted this better defined. They felt there were scenarios in which paving could happen after 11/15. Also, what if a foundation is in, builder not allowed to frame? more discussion on this is needed.

3. 2019 Zoning Proposals

Chairman Carideo deferred the review of the zoning proposals until after the PB meets with Julie LaBranche from Rockingham Planning Commission at the 11/5 meeting. P. Carideo stated the November PB workshop will focus on the Zoning Proposals. P. Carideo asked that D. Soucy provide the PB members with electronic copies of the Storm Water Management information that will be discussed at the 11/5 meeting. J. LaBranche will provide the members with paper copies at the 11/5 meeting.

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4. Member Comments

P. Carideo advised the other PB members that he had spoken to Town Counsel regarding the Meyers LLA (Map 02 Lots 011 & 072). P. Carideo reminded the group that one of the conditions of approval was State Subdivision approval or a letter from NHDES stating approval was not needed. Attorney Gorrow advised P. Carideo that a copy of the RSA does not constitute a letter from the State, and in other words, does not satisfy the conditions of approval set forth by the PB. P. Carideo stated a bearing/distance on a Town line could be a boundary, therefore creating a lot in Derry, NH with no frontage. P. Carideo stated that this could be resolved with better notes or labels on the plan. P. Carideo felt that tie lines should be added to the plan as well indicated that the parcel is one lot in both Hampstead and Derry. P. Carideo advised the members that he researched the deed and it is described as a single parcel. Chairman Carideo stated he would reach out to Lavelle & Associates.

5. Review Minutes (10/1 Meeting)

MOTION: S. Wentworth made a motion to approve the 10/1 meeting minutes.

SECOND: D. Howard

VOTE: 5-0

6. Adjourn

MOTION: J. Guthrie made a motion to adjourn at 9:15 P.M.

SECOND: D. Howard

VOTE: 5-0

Minutes prepared by Debbie Soucy, Secretary