

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop December 17, 2018

A meeting of the Planning Board was held on Monday, December 17, 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, Randy Clark (Alternate), and Susan Hastings (Alternate). Kris Emerson, Building Inspector, was present for the discussion of Item #1.

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

Chairman Carideo opened the meeting at 7:05 P.M.

Planning Board Matters

1. Hampstead Water Advocates Proposal

Lee Sarapas and Deanna Anthony, Hampstead Water Advocates (HWA), were present to discuss Zoning proposals.

Chairman Carideo advised the HWA that the Sample "Water Supply Regulations" document that was developed based on a Windham, NH Ordinance, is a Board of Selectmen/Health Enforcement Ordinance and not a Zoning Ordinance. P. Carideo commented that the document is too lengthy to be thoroughly reviewed and recommended by the PB in such a short time period. P. Carideo thanked L. Sarapas for all of the information that was provided to the PB regarding the matter.

L. Sarapas stated the NH DES issues rules and regulations regarding wells, however, the HWA feels there are gaps in the regulations as it relates to private wells. L. Sarapas stated he provided the PB with information to help develop guidelines. L. Sarapas stated the HWA would like to see regulation regarding well construction, basic water quality testing, and water flow requirements.

P. Carideo questioned what adequate water capacity would be. S. Wentworth stated he was concerned with imposing limits on homeowners. D. Howard questioned how you would protect existing homeowners. L. Sarapas stated that some homeowners are irresponsible when it comes to irrigation systems. L. Sarapas feels that individual homeowners drilling wells would not be adversely affected. B. Schmitz asked for K. Emerson's opinion.

K. Emerson stated he feels that well capacity limits are a moving target. K. Emerson stated there is no way to police what people are using for water. K. Emerson agreed that it would be a good idea to drill the well before a building

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permit is issued. K. Emerson stated he is not sure what the correct number would be for flow, etc. K. Emerson commented that he already receives a quality report on all new wells.

The group decided that the New Hampshire DES Environmental Fact Sheet, Recommended Minimum Water Supply Capacity for Private Wells, Table 1, 2010 would be the guide used to determine capacity.

After much discussion the following wording was agreed upon by the PB members and the HWA. D. Soucy will send wording to Town Counsel for approval. To see if the Town will vote to amend Article I-2:3 Building Permits required to read:

"A. Before a building permit will be issued for lots not served by a community water supply, a water well certificate of completion report along with the well driller's log report will be provided to the Hampstead Building Inspector. In addition, a water flow test will also be provided to the Building Inspector prior to the issuance of a building permit proving a sustained yield adequate to support the intended purpose of the building according to New Hampshire DES Environmental Fact Sheet, Recommended Minimum Water Supply Capacity for Private Wells, Table 1, 2010.

B. A permit by the Building Inspector of the Town of Hampstead shall be obtained."

MOTION: S. Wentworth made a motion to propose the above wording as Article 4 on the 2019 Zoning Proposals supported by the Planning Board.

SECOND: J. Guthrie

VOTE: 7-0

The PB began a discussion regarding the second part of the proposal submitted by Hampstead Water Advocates which reads:

"In a new development involving parceled lots, the declaration for monitoring by the NHDES involving any blasting and/or land alteration by the developer, will be measured by the sum of the square footage of all these lots and not the measurement of each individual lot."

This part of the HWA proposal deals with blasting. P. Carideo informed the HWA that he forwarded a number of documents concerning blasting to the Town Engineer for his review. P. Carideo stated the PB would consider adding wording regarding blasting requirements in the Subdivision and/or Site Plan Regulations as appropriate. This matter was tabled to a future workshop for discussion.

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2. 2019 Zoning Proposals

Chairman Carideo read and reviewed the 2019 Zoning Proposals with the PB members.

Article #1

To see if the Town will vote to amend 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 #1 is a correction to bring the article in compliance with the original intent of the ordinance as it has been applied since 1992.

MOTION: R. Waldron made a motion to move Article #1 to the 2019 Warrant Article and for discussion at the 1/7/2019 PB meeting.

SECOND: R.Clark

VOTE: 7-0

Article #2

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

Article #2 is a housekeeping item to bring the septic approval in line with the State of New Hampshire requirements.

MOTION: S. Wentworth made a motion to move Article #2 to the 2019 Warrant Article and for discussion at the 1/7/2019 PB meeting.

SECOND: R. Waldron

VOTE: 7-0

Article #3

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 replace Table 1A in the Appendix with the current High Intensity Soil Map Units as provided by SSSNNE.

Article #3 is updating the High Intensity Soil (HISS) Map Units to the SSSNNE High Intensity Soils Data relied upon by Rockingham Conservation District.

MOTION: R. Waldron made a motion to move Article #3 to the 2019 Warrant Article and for discussion at the 1/7/2019 PB meeting.

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SECOND: S. Hastings

VOTE: 7-0

Article #4

To see if the Town will vote to amend Article I-2:3 Building Permits required to read:

"A. Before a building permit will be issued for lots not served by a community water supply, a water well certificate of completion report along with the well driller's log report will be provided to the Hampstead Building Inspector. In addition, a water flow test will also be provided to the Building Inspector prior to the issuance of a building permit proving a sustained yield adequate to support the intended purpose of the building according to New Hampshire DES Environmental Fact Sheet, Recommended Minimum Water Supply Capacity for Private Wells, Table 1, 2010.

B. A permit by the Building Inspector of the Town of Hampstead shall be obtained."

MOTION: R. Waldron made a motion to move Article #4 to the 2019 Warrant Article and for discussion at the 1/7/2019 PB meeting.

SECOND: S. Hastings

VOTE: 7-0

Article #5

By petition shall the Town vote to rezone the following described parcel of land fronting on the easterly side of Route 121 (aka Stage Road) from Zone A (Residential) to Zone C-1 (Commercial): That land located adjacent to and 250 feet distant (easterly) from the easterly line of Route 121 (Stage Road) beginning at the Atkinson town line, and continuing north to the southerly line of Brickett's Mill Road.

MOTION: R. Waldron made a motion to move Article #5 to the 2019 Warrant Article and for discussion at the 1/7/2019 PB meeting. It was noted that this Article is not recommended by the Planning Board.

SECOND: S. Wentworth

VOTE: 7-0

3. Subdivision & Site Plan Regulation Review/Update

Chairman Carideo reminded the PB members that the Subdivision Regulations have been in the process of being updated for close to three (3) years at this point. P. Carideo stated he is anxious to get these approved and adopted. S.

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Bourcier provided the most recent version of the Subdivision regulations to the PB as of 12/11/18 (D. Soucy has forwarded the file to all PB members). P. Carideo has asked S. Bourcier to begin a review/update of the Site Plan Regulations. P. Carideo explained that there are sections in the Subdivision Regulations that reference the Site Plan Regulations and as such both will need to be adopted at the same time.

4. 2019 Meeting and Workshop Schedule Discussion

Chairman Carideo provided the PB members with a copy of the 2019 PB Meeting and Workshop schedule for review. It was noted that there are three (3) meetings that will fall on a Tuesday in 2019 due to a Monday holiday. P. Carideo also made note of the filing deadline schedule that S. Bourcier had provided to the PB office.

5. Member Comments

B. Schmitz advised the other PB members that he would not be seeking another term on the PB come March 2019. The PB members thanked him for his participation and work to date.

6. Correspondence

- November and December DRAFT ZBA minutes
- Town of Bedford, Cell Tower, 25 Tirrell Road, Lot 26-1
- Town of Bedford, Cell Tower, Chestnut Drive, Lot 20-22-9
- Town of Hooksett, Cell Tower, 180 Londonderry Tpke, Map 43, Lot 4
- Town of Derry, Cell Tower, 63.5 Drew Road, PID 07100
- Town of Merrimack, Cell Tower, 123 Wilson Hill Road, Map 4A, Lot 023
- Four Seasons Estates, Recycling and Waste Disposal Committee, letter dated December 4, 2018

7. Review Minutes (12/3 Meeting)

MOTION: R. Clark made a motion to approve the 12/3 minutes as amended

SECOND: S. Wentworth

VOTE: 7-0

8. Adjourn

MOTION: D. Howard made a motion to adjourn at 9:25 P.M.

SECOND: B. Schmitz

VOTE: 7-0

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Minutes prepared by Debbie Soucy, Secretary