

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes March 4, 2019

A meeting of the Planning Board was held on Monday, March 4, 2019 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH. This meeting was broadcast live over HCTV 17.

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

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

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

CHAIRMAN'S REMARKS

Next Public Hearing Date April 1, 2019

Filing Deadline for the April 1, 2019 Meeting is March 6, 2019

Public Hearing

Subdivision and Site Plan Regulation Update

Chairman Carideo read the overview of the changes that have been made to the Subdivision and Site Plan Regulations. (See attachment to these minutes, 3/4/2019 Legal Ad summarizes the regulation changes.)

P. Carideo asked the PB members present for their comments, there were none.

P. Carideo asked the public for comment, there was none.

Chairman Carideo announced that R. Clark would be replacing G. Emerson as a voting member on the regulations.

MOTION: B. Schmitz made a motion to accept the Site Plan Regulations as amended.

SECOND: D. Howard

VOTE: 7-0

MOTION: B. Schmitz made a motion to accept the Subdivision Regulations as amended.

SECOND: R. Waldron

VOTE: 7-0

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Chairman Carideo announced the new regulations would be enforced starting tomorrow for all new applications received by the PB office. All applications currently before the PB for review will be subject to the old regulations.

J. Guthrie left the PB meeting for a Board of Selectmen meeting.

Old Business

1. 06-111 Barlow Millwork – Conditional Approval Expires 3/4/2019

Chairman Carideo announced that the final mylar was received in the PB office today. P. Carideo asked S. Bourcier to prepare an erosion control bond for the project.

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

2. 06-019 PhanZone

P. Carideo asked if anyone in the audience was present to represent the PhanZone.

Dakota Tedesca stepped to the podium to represent the PhanZone. D. Tedesca stated that there have been issues with increased fees with the contractors. D. Tedesca stated that the original bid for the project has doubled in cost. D. Tedesca stated that they are looking into grants and other funding for the project.

P. Carideo stated there are a number of outstanding issues other than funding; specifically the PB needs a final mylar and bonding. P. Carideo stated that most plans are given 90 days to meet the conditions; this plan was originally approved in October 2017. P. Carideo stated that the PB can hold the mylar and not record the plan if bonding is the issue. P. Carideo advised D. Tedesca to contact James Seymour at Sebago regarding the mylar.

P. Carideo asked the PB members for comment. S. Wentworth, D. Howard, B. Schmitz, R. Waldron, and S. Hastings all felt that an additional 60 days would be reasonable to submit the mylar to the PB office.

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Chairman Carideo announced that S. Hastings would be a voting member on this application.

MOTION: B. Schmitz made a motion to extend the conditional approval to 5/6/2019

SECOND: R. Waldron

VOTE: 6-0

3. 09-024 Granite Village and 09-070 Johnson Meadows – Amended Site Plan

Josh Manning from Points North Design was present to represent the applicant. J. Manning presented a new concept with different access. J. Manning stated they did not proceed with the ZBA at the February meeting due to the absence of a full board. J. Manning stated the twelve (12) foot wide gravel road is being proposed as a new access point. This new access point will avoid the cul-de-sac within Granite Village. J. Manning stated he realized that this is the first time the PB members are seeing the alternative plan.

P. Carideo stated that they are still using Zone D to access a parcel in Zone A. P. Carideo reviewed the filing submission deadline schedule. P. Carideo asked the PB members if they had any comment. R. Waldron asked who owns the private road in question; the response was H&C Ashford LLC. S. Wentworth asked about the Hampstead Fire Department (HFD). D. Soucy stated that the HFD has already submitted a letter via email regarding the requirements; they were ok with the new access.

P. Carideo questioned whether the new abutters to the proposed access had been properly noticed. It appears the new access is touching parcels identified as 09-24-102 and 09-24-103 who were not originally notified of the project. J. Manning stated that the Ashford's have letters from those abutters in favor of the alternative access. P. Carideo asked D. Soucy to reach out to Town Counsel regarding this matter *13/5 C. Ashford asked D. Soucy to hold off on incurring additional legal costs and stated he was going to wait until the 3/6/19 ZBA meeting before he proceeds further with the PB.*

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S. Hastings asked about the length of the roadway/driveway. Per J. Manning there is approximately 1,000 feet of driveway and an additional 350 feet that would need to be paved.

B. Schmitz commented that there is still the same question for the ZBA regarding accessing Zone A parcel via Zone D. J. Manning stated that Cardinal Lane is located in Zone A and residents pass through the same private road located in Zone D to gain access.

Chairman Carideo asked the public for comment.

Jim Hayes – 28 Freedom Hill Road – not in favor of the alternative driveway for the project. J. Hayes stated he has lived in his home for forty (40) years. The initial proposal had no impact on them as an abutter where as this one does. This represents a radical change to him as a property owner. J. Hayes stated that he wants to make sure that timelines are adhered to so that all involved can make an educated decision. J. Hayes stated that the access road in question has not been used in 39 years and the applicant is now proposing a driveway in his backyard. J. Hayes feels that the driveway goes through the buffer and is for emergency access only.

Chairman Carideo closed the public comment session.

J. Manning stated the access road is used for property maintenance purposes. J. Manning further stated the access road has been used as a second means of egress for Freedom Hill Road for emergency purposes.

P. Carideo commented that the sight line and drainage for the new proposal will need to be reviewed by the Town Engineer. P. Carideo stated that since the gravel will be changed to pavement it will be subject to the Town's Subdivision Regulations.

R. Waldron asked about the ZBA hearing. P. Carideo stated that the ZBA still needs to answer the question regarding allowing access through Zone D. P. Carideo stated the hearing will need to be continued to the April 1st meeting. D. Soucy

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requested a full size copy of the revised plan set for the PB office. *13/5/2019 Chuck Ashford asked that the Town Engineer hold off on any review of the new plans pending outcome of 3/6/2019 ZBA meeting. Applicant continued to 4/3 ZBA meeting due to lack of full board.*

MOTION: B. Schmitz made a motion to continue the hearing to the 4/1/2019 meeting

SECOND: D. Howard

VOTE: 5-0

R. Clark returned to his spot on the board.

4. 13-178 Hampstead Academy – Amended Site Plan

P. Carideo announced that this was a continued hearing. P. Carideo asked S. Bourcier if he had received the Traffic Impact Study. S. Bourcier stated that he has not received any new information since the last meeting. There was no one present to represent the applicant. Chairman Carideo announced that the hearing would be continued to the April 1st public hearing.

Other Public Matters

Darlene Cote – 30 Collins Drive – Request for Discussion

Chairman Carideo advised the PB members that no plans have been received by the PB office regarding the subdivision in question. P. Carideo stated that he is limiting this discussion to ten (10) minutes. D. Cote stated that she has lived in Hampstead for twenty (20) years. D. Cote wished to discuss a subdivision proposal at the end of Hadley Road, a Class VI road. D. Cote asked how a Class VI road is converted to a Class V road.

P. Carideo stated the conversion process is done via the Board of Selectmen (BOS) or Town Warrant Article. P. Carideo stated if the developer builds the road it would need to be to Class V standards. P. Carideo stated the Selectmen could lay out the road. As far as the PB is concerned the two parcels in question about a Class VI road therefore this would go back to the BOS. R. Clark asked if this was a subdivision it would go directly to the PB. P. Carideo stated the application cannot be submitted to the PB until it is a Class V road.

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D. Cote stated that one parcel contains wetlands. P. Carideo stated that there are 50/75 foot setbacks for wetlands depending on the soil types. P. Carideo stated that all soils and wetlands will be called out on the plan. P. Carideo stated that the Town GIS is a rough estimate and the soil types are generalized for the area and are not specific to parcels.

D. Cote stated the area behind her is historic in nature and contain old rock walls. D. Cote stated she noticed the Stonewall Preservation section in the zoning and asked how that is applied. P. Carideo stated the wall would need to be restored where appropriate. P. Carideo further stated the road would be brought to Class V standards and any portions of disturbed wall would need to be reinstalled. D. Cote feels that the historic commission needs to approve this as well.

D. Cote made reference to the water issues in town. D. Cote stated that she is on her third well since owning the property. D. Cote indicated that her well(s) went dry during construction of subdivisions in her area. D. Cote feels that a new subdivision will case even more issues.

P. Carideo indicated that State Laws are being followed and that people have a right to subdivide and develop their property. P. Carideo stated that D. Cote is welcome to bring these questions/concerns to the public hearing once an application is received. P. Carideo advised D. Cote that the PB has been working with the Hampstead Water Advocates (HWA) on regulations concerning wells and even worked with HWA on a Zoning proposal for this years ballot.

Planning Board Matters

1. Town Engineer Comments

P. Carideo stated that he is considering adopting a "Waiver Request Form" for Hampstead, he feels it would benefit the PB and the Town in general. P. Carideo indicated that he liked the form that the Town of Chester uses. P. Carideo asked S. Bourcier to prepare a similar form for use in Hampstead.

P. Carideo asked S. Bourcier to get up to speed on the MS4 permit regulations and requirements for the Town of Hampstead.

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2. Correspondence

- Town of Newmarket, Cell Tower
- Town of Merrimack, Cell Tower
- Rockingham Planning Commission – 2019 Electricity Aggregation

3. Member Comments

B. Schmitz made some comments and recommendations regarding the Town GIS website. Although this is B. Schmitz last official meeting as a PB member he has agreed that the PB can use him as a resource for questions regarding GIS as this is his professional area of expertise. B. Schmitz suggested the PB reach out to the GIS provider and find out how/where the metadata layers are sourced and find out if the public could access them for download as shapefiles or if a URL could be provided.

4. Review of Minutes (2/19 PB Workshop)

MOTION: R. Clark made a motion to approved the 2/19 PB minutes as presented.

SECOND: R. Waldron

VOTE: 6-0

5. Adjourn

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

SECOND: D. Howard

VOTE: 6-0

Minutes prepared by Debbie Soucy