

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes April 1, 2019

A meeting of the Planning Board was held on Monday, April 1, 2019 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH. This meeting was broadcast live over HCTV 17.

PRESENT: Steve Wentworth (Vice-Chairman), DJ Howard, Chuck Ashford Jr, Bob Vilella, Robert Waldron, Sean Murphy (Ex-Officio), and Scott Bourcier (Dubois & King).

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

Vice-Chairman Steve Wentworth opened the meeting at 7:00 P.M.

CHAIRMAN'S REMARKS

Next Public Hearing Date May 6, 2019

Filing Deadline for the May 6, 2019 Meeting is April 10, 2019

Old Business

1. 08-218 Camp Tel Noar – Conditional approval expires 4/7/2019

S. Wentworth announced that the final mylar was received in the PB office earlier today. S. Bourcier has already reviewed and the mylar is ok to sign for recording.

2. 09-024 Granite Village and 09-070 Johnson Meadow – Amended Site Plan

S. Wentworth announced that the applicant requested a continuance to the 5/6 PB Meeting.

MOTION: R. Waldron made a motion to continue the hearing to the 5/6 meeting

SECOND: D. Howard

VOTE: 5-0-1 (C. Ashford abstained)

3. 13-178 Hampstead Academy – Amended Site Plan

Tim Lavelle was present to represent the applicant. T. Lavelle provided the PB with a copy of a mylar and plan sets. T. Lavelle stated that the owners decided to change the policy and will not allow student parking on site. T. Lavelle provided the PB with a brief Traffic Impact Study stating that only faculty and staff will be parking on site, therefore no change to the current traffic flow.

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S. Wentworth asked the PB members if they had any questions, there were none.

S. Wentworth asked S. Bourcier for his opinion. S. Bourcier indicated that he would need to review the final plan but based on his last review letter it appears that most of the engineering comments have been addressed. S. Bourcier stated due to the change in not allowing student parking there would be no change in traffic on the site and a brief Traffic Impact Study is sufficient. S. Bourcier indicated that he would support conditional approval tonight.

S. Wentworth asked for public comment.

M. Denton – 8 Emerson Ave – asked about the anticipated enrollment at the school. S. Wentworth commented that there are less than twenty (20) students currently enrolled. S. Bourcier stated that note 13 on the plan indicates the school is approved for 250 students and 36 staff. D. Howard commented that during a previous presentation with the owner's the PB was told that they wanted to expand the grades from K-8 to K-12 based on parent feedback. D. Howard stated that for consistency sake the parents wanted to see their student graduate high school at Hampstead Academy.

MOTION: B. Villella made a motion to conditionally approve the plan for 13-178 based on Town Engineer final comment.

SECOND: D. Howard

VOTE: 6-0

4. 13-186 50 Rolling Hill Road – Accessory Dwelling Unit (ADU)

S. Wentworth announced that the owner has requested to withdraw the application without prejudice.

MOTION: R. Waldron made a motion to accept the applicants request to withdraw the application.

SECOND: D. Howard

VOTE: 6-0

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Other Public Matters

1. 06-111 Barlow Millwork – Bond Discussion

S. Bourcier advised the PB members that the consultant requested a revised bond amount for the project. The second bond only includes site stabilization. S. Bourcier stated that it is Dubois & King position to recommend the full bond amount.

S. Wentworth asked for the PB members input. D. Howard stated that he is usually in favor of simply bonding for erosion control. S. Wentworth reminded the board members that the site plan calls for improvement to the detention pond. S. Wentworth asked the PB members their opinion, B. Villella was ok with lower amount, D. Howard normally lean towards lower amount, C. Ashford there is a good area of site disturbance with the increased size of the detention pond, S. Murphy deferred to Town Engineer opinion, R. Waldron would accept higher amount upon Town Engineer recommendation.

Wayne Barlow indicated the cost of the project is between \$15-20K, the bond is only adding to the cost of the project. W. Barlow stated that he would repair what was disturbed, as he must do this to operate his business.

S. Bourcier stated if the developer does not finish the work on the detention pond the Town would not have enough money to complete the work with the lower bond amount. S. Wentworth commented that all applicants should be treated the same and as such the PB typically bonds based on the scope of the entire project.

B. Villella commented that Barlow Millwork has been in business close to twenty (20) years as a reputable business and is not going anywhere. W. Barlow commented that he has had no issues to date with the Town.

D. Howard stated that he sympathizes with the owner however; he feels the full bond amount is warranted. D. Howard reminded the applicant that he can ask for the bond to be reduced as work is completed.

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S. Wentworth stated that the PB should not set a precedent by allowing the lower bond amount.

MOTION: R. Waldron made a motion to accept the full bond amount of \$43,600

SECOND: D. Howard

VOTE: 5-1 (B. Villella)

Planning Board Matters

1. Town Engineer Comments

S. Bourcier stated that he welcomes comments and suggestions from the PB. S. Bourcier suggested that in preparation for next year's filing schedule, plans be submitted to the PB office by the 1st of the month prior to the public hearing, this would give the PB the opportunity to review the submission at the workshop.

S. Bourcier advised the PB that he is awaiting the approval from the Chairman on how to move forward with assisting the PB with the MS4 requirements. D. Howard indicated that he had reviewed the MS4 materials and feels that the PB will most definitely need guidance.

2. Correspondence – None

S. Wentworth reminded the PB members for the upcoming training opportunities. C. Ashford and B. Villella have registered for the 5/22 training sponsored by RPC in Plaistow, *Planning Board Basics*.

3. Member Comments - None

4. Review of Minutes (3/18 Workshop)

MOTION: D. Howard made a motion to accept the 3/18 Workshop minutes as presented.

SECOND: B. Villella

VOTE: 5-0-1 (S. Murphy abstained)

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5. Adjourn

MOTION: R. Waldron made a motion to adjourn at 7:30 P.M.

SECOND: C. Ashford

VOTE: 6-0

Minutes prepared by Debbie Soucy, Secretary