

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop May 20, 2019

A meeting of the Planning Board was held on Monday, May 20, 2019 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH.

PRESENT: Paul Carideo (Chairman), Sean Murphy, Chuck Ashford, Jr., Bob Villella, and Randy Clark (Alternate).

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

Planning Board Matters

1. Conceptual Discussion – Hannaford to Go

Chairman Carideo explained the informal approach to the conceptual discussion. Brian McCarthy, RJ O'Connell & Associates and J.M. Lord, Maple Rock were present to have a conceptual discussion regarding the Hannaford to go service. B. McCarthy stated that they plan to use existing parking and designate spaces specifically for the TO GO program, in addition one parking spot will be redesignated for expecting moms. B. McCarthy explained the To Go program as an online ordering service, one of seven parking spaces will be dedicated for this program. Once the customer arrives in the parking spot they are asked to call a telephone number, which is listed on a sign, to announce they are ready to pick up their order. Store employees will deliver the order to the car. B. McCarthy stated that this service has been well received at other Hannaford locations. B. McCarthy stated the service is great for elderly customers, mothers with little ones, and the general population. B. McCarthy stated the parking spaces are shown on the plan, they are shown the second row in from the 121A/Sandown Road entrance, near the main access door to the supermarket.

P. Carideo stated that the PB has seen this same plan/proposal in the past. P. Carideo indicated that the concern at the time was traffic backing out on to Route 121A/Sandown Road. P. Carideo commented that the parking spaces shown on the plan are the worse spaces that could have been chosen for this service. P. Carideo stated that on any given Saturday it is difficult to get in and out at this entrance. P. Carideo stated that his preference would be at the back end of the parking lot in order to avoid a back-up onto Route 121A. P. Carideo explained the difference with the Nashua Hannaford location.

J. Lord stated that there are only so many places to locate the parking so they chose the spaces closest to the crosswalk and interior space. J. Lord stated that the store associates will know where they are going and would be wearing fluorescent vests. J. Lord stated they want to facilitate the easiest route. J. Lord stated that he felt this would lessen the traffic impact and not make it worse.

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C. Ashford stated that he uses the other entrance on the far end of the parking lot when he shops at Hannaford. C. Ashford stated he has an issue with the 121A/Sandown Road entrance. B. Villella feels the problem with people crossing already exists. P. Carideo stated that he is concerned with cars not people. P. Carideo commented what happens if more cars are waiting in the que to park in one of the designated spots.

J. Lord stated the hours of operation for the To Go program will be 10AM – 8PM Monday-Sunday. J. Lord stated the problem exists today and feels the people who use the service would be current customers.

R. Clark stated he does not have a problem. J. Lord stated they used this entrance because space exists within the building and not at the other side. S. Murphy asked about the internal space. J. Lord stated there is no room inside the store to maneuver, nor the space located at the alternative entrance where the shopping carts are currently located. J. Lord commented that they have the To Go service in many locations with great success.

P. Carideo commented that the Derry store is not on a main thruway. There is already a traffic back-up problem with the Hampstead store. P. Carideo explained his concern with the traffic queuing and not the pedestrians. P. Carideo suggested moving the dedicated spaces to the opposite side of where they are currently proposed. P. Carideo discussed signage options as well.

S. Murphy suggested that customer orders be staggered to help with pick up. J. Lord stated that they already try to limit pick-up times to 12 per hour and do try to stagger pick-up.

S. Murphy commented that he likes P. Carideo's suggestion of flipping the parking area to the other side of what has been proposed.

Chairman Carideo explained to the Hannaford representatives that they would be required to file an amended site plan. P. Carideo indicated that many items would not be required, such as topography. P. Carideo indicated that the PB would require a snapshot of the existing site, parking stripping and signage, boundaries are required for recording, redesignation of specialized parking spaces. P. Carideo stated that a NH LLS seal is required on the plan for recording as well. B. McCarthy restated what would be needed. P. Carideo commented that he would like a Department Head Review as to obtain comment from Fire and Police regarding the change in the site.

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2. Map 11 Lot 271 30 Baywood Drive – Site Walk Discussion

The PB members were present at a site walk of the property on Saturday, May 18. P. Carideo stated that the PB members need to discuss the possibility of hiring an outside professional consultant to perform soils mapping. B. Villella does not feel it would be necessary. S. Murphy asked what the outside consultant would do. P. Carideo explained that the PB could hire an outside professional to have the soils mapped.

R. Clark stated the current soils scientist dug holes and felt the soils were fine. R. Clark commented that someone new would do the same thing. R. Clark stated that he questioned the professionals who were hired in November 2018 and they knew nothing about what happened before they were hired. R. Clark stated that the neighbor who was present at the site walk indicated that work went on during the summer. R. Clark stated he would like to ask the owner what work was done during the summer.

B. Villella questioned what happened back in 1986 and asked if the violation has been mitigated. P. Carideo explained that wetlands and soils mapping has changed from 1987 to present day.

C. Ashford commented that if the State is now OK with the site and gave subdivision approval then why hire another soil scientist.

P. Carideo stated that based upon his review of town records there was a violation and it has been mitigated. The applicant has obtained a current state subdivision approval. P. Carideo indicated that he received a text from D. Howard stating his opinion, P. Carideo stated he would let the other PB members know D. Howard's opinion after they vote.

Chairman Carideo asked for a vote to hire an outside consultant on Baywood Drive. All those in favor of hiring a consultant – no response. All those against hiring a consultant – all PB members present were against. D. Howard was also against hiring another consultant.

Chairman Carideo announced that the application will be continued at the June 3 PB meeting.

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3. Review of Model Illicit Discharge and Connection Ordinance

P. Carideo stated that the PB members had been previously provided copies of IDDE Ordinances for the Towns of Sandown and Atkinson for their review and comment. P. Carideo stated that the same person had written both documents.

R. Clark stated that he likes the Atkinson approach as it lays out the policy and empowers the Board of Selectmen (BOS) to take control. There is also an ordinance for the PB which uses the same verbiage but melds things the PB can control.

B. Villella stated that he likes this approach. P. Carideo feels the majority of the program should stay under the BOS control since they have the resources and responsibility for the MS4 requirements. P. Carideo stated that the zoning and regulations would need to be updated. P. Carideo indicated that Hampstead's zoning and policy structure is different from Atkinson.

R. Clark stated there is no problem with adding to zoning. R. Clark stated that Rockingham Planning Commission (RPC) suggested adding the IDDE Ordinance at the end of the zoning book. P. Carideo stated that he feels an entire section on Storm Water Management needs to be created. This would be a new section of a grouping to be added to the zoning.

P. Carideo explained that the zoning and regulations need to be updated by 6/30. P. Carideo commented that the PB did not meet the deadline for the March 2018 warrant article. P. Carideo indicated that the new Water Resource Committee will have zoning as well for this year's warrant article.

P. Carideo asked D. Soucy to start typing the document. P. Carideo instructed D. Soucy to ask Sally if the PB can be added to the agenda for the next BOS meeting to discuss.

4. Submitted Application Review

The application for an Accessory Dwelling Unit (ADU) for property located at 20 Springbrook Drive was the only new application received for the June 3rd public hearing. This application was deemed incomplete during last month's workshop and a letter was sent to the consultant asking for the missing information. D. Soucy informed the PB members that she had received a copy of the water test results as well as the septic design/approval.

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New drawings were provided to the PB office. P. Carideo commented that the PDU and ADU are not properly labeled. P. Carideo feels that as submitted the square footage for exceeds the 50% limitation for the ADU.

R. Clark asked if D. Soucy would reach out to T. Lavelle and suggest he come to the office and R. Clark will explain what the PB is looking for.

P. Carideo stated that there is a difference with this application and ADU's that are proposed within an existing footprint. P. Carideo stated that the PB needs a better explanation of what is proposed for each unit (ie. PDU vs. ADU).

D. Soucy will pass the information along to T. Lavelle. A better delineation is needed on the drawings. Also, the basement and garage square footage needs to be split between the PDU/ADU and better delineated.

5. Member Comments

B. Villella stated that he has an issue with the Town Engineer's fees. B. Villella reviewed the D&K review letter for the Baywood Drive project. P. Carideo commented that this is an existing non-buildable lot that needs to meet current zoning standards and regulations.

B. Villella asked why the building height needs to be noted on the plan. B. Villella commented that he spent \$10K in engineering fees for a 10 lot subdivision which also included a road. B. Villella stated that the engineering fees for Baywood are already close to \$4K. B. Villella commented that the LLA for the Ells Road property had already been approved by the ZBA and yet the applicant had to pay an additional \$2K in engineering on the PB side.

Chairman Carideo explained that D&K performs a thorough review of zoning and regulations on all applications.

B. Villella stated that he is currently proposing a 14 lot division with 2,600 linear feet of road in another town, he had to make a \$5K deposit to the town. He stated he would let the PB know what the total cost is for the project.

Chairman Carideo commented that S. Bourcier has been seeing a lot of bad plans. P. Carideo explained that S. Bourcier's process is to go through Hampstead's zoning and regulations and completes a checklist for the applicant.

P. Carideo stated that standard notes on a plan set are a good thing as they reflect the zoning and regulations at the time the application is approved. R.

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Clark stated that he expects S. Bourcier to look at a plan to determine if a house can be built on the lot. P. Carideo stated that this is part of preparing a plan and that it is standard procedure in every community except Hampstead.

R. Clark stated he expects S. Bourcier to check if the plan is not in a wetlands zone and would also expect him to comment if it is within wetlands. P. Carideo stated that this is common practice as well. R. Clark commented the D&K should be going by a list and responding to the applicant as to what needs to be fixed.

P. Carideo stated that the PB could have S. Bourcier and D. Soucy start reviewing plans for completeness before they are placed on the PB agenda. P. Carideo stated that this would put the applicant off to the next meeting month. P. Carideo commented that had the PB done this during the May meeting he is pretty certain that the members of the public who showed up would have been extremely upset if they waited the entire meeting only to be told they would not be heard.

P. Carideo stated that the regulations are supposed to be followed. S. Bourcier is responsible for ensuring that plans are accurate. P. Carideo commented that it is a requirement that all State permits are secured before the Mylar is recorded.

B. Villella commented that he feels that engineering costs are unreasonable for the residents in town. P. Carideo stated that he deals with applications like this and it is a typical process. P. Carideo stated that if the PB feels they can make the decisions then the PB members need to be more dedicated to performing a review.

R. Clark stated he does not feel bad about Baywood Drive, the costs are reasonable based on the situation. R. Clark commented that Ells Road is a different situation, he feels that plan did not need a lot of engineering review and agrees the fees were high.

Chairman Carideo stated that the PB can revisit the matter at a future meeting.

D. Soucy reminded the PB members that they had signed up for training on 5/22. D. Soucy stated if they haven't already they will probably be getting a reminder email concerning the Planning Board Basics training. (S. Wentworth, D. Howard, C. Ashford, B. Villella, and S. Murphy all attended the 5/22 training held in Plaistow).

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6. Review Minutes (4/15 Workshop and 5/6 Meeting)

MOTION: R. Clark made a motion to approve the 4/15 Workshop minutes as presented.

SECOND: B. Villella

VOTE: 5-0

MOTION: R. Clark made a motion to approve the 5/6 Meeting minutes as amended.

SECOND: B. Villella

VOTE: 5-0

7. Adjourn

MOTION: B. Villella made a motion to adjourn at 8:25 P.M.

SECOND: R. Clark

VOTE: 5-0

Minutes prepared by Debbie Soucy, Secretary