

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop June 17, 2019

A meeting of the Planning Board was held on Monday, June 17, 2019 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH.

PRESENT: Paul Carideo (Chairman), Steve Wentworth, Sean Murphy, DJ Howard, Chuck Ashford, Jr., Bob Villella, and Susan Hastings (Alternate).

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

Planning Board Matters

1. Storm Water Management - 2019 Zoning Proposals

P. Carideo informed the PB members that he attended the BOS meeting on 6/10 and presented the Illicit Discharge Detention and Elimination (IDDE) Ordinance proposal along with the administrative program. Town Counsel is currently reviewing the documents. S. Murphy stated that the BOS would be holding a public hearing outside of the regular BOS meeting to adopt the IDDE Ordinance. P. Carideo stated that the PB would need to hold a separate public hearing when it is time to update the Zoning. P. Carideo stated that he is reviewing other regulations as part of the Storm Water Management (SWM) as there are references within the regulations that will need to be revised because of these changes. P. Carideo stated he is unsure how the warrant articles would be worded since there will be a number of changes dependent upon the IDDE zoning passing, if the IDDE does not pass then the other proposals would not make sense. P. Carideo also mentioned that the Site Plan and Subdivision Regulations would need to be updated.

2. Site Plan and Subdivision Regulation Updates

P. Carideo provided the PB members with sample Erosion and Sediment Control regulations for update within the Site Plan and Subdivision Regulations. P. Carideo stated that he is trying to keep the updates as simple as possible. P. Carideo asked the PB members to review and give comment at the next PB workshop. P. Carideo indicated that the new regulations would capture those projects that do not meet the threshold for DES AOT standards. P. Carideo commented that he felt the section, from the samples provided, regarding post construction was too wordy.

D. Howard asked about non-vegetated erosion control and questioned whether things needed to be further defined. P. Carideo stated that the sample regulations refer to inspections and he needs to confirm who will be responsible for the particular action items. P. Carideo stated a number of items need to be addressed, for example, charges for permits and inspections. P. Carideo was not

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sure if the Building Inspector would be charged with performing these inspections. P. Carideo stated he would welcome any suggestions for changes.

P. Carideo stated he is hoping to eliminate the July PB workshop.

S. Wentworth asked about the change in the size of the cul-de-sac within the regulations. P. Carideo commented that he does not think this change was noticed during the review of the updates. S. Wentworth asked B. Villella about Sandown's requirements for cul-de-sac. B. Villella responded and stated they are too big, he stated he has no problem as the developer; however, the Town eventually takes over maintenance and needs to repair and replace the cul-de-sac. P. Carideo felt the matter requires more discussion and stated that if the Fire Department is ok with the smaller size then the PB is ok.

3. Engineering Fee Discussion

P. Carideo commented that he wants to keep the discussion productive and stated he would like to hear ideas. B. Villella commented that he feels the fees are a little high for some of the applications, specifically Ells Road. B. Villella informed the PB members that he submitted a subdivision application to Plaistow for review and will let the PB know what he is charged for engineering review.

P. Carideo stated that many applicants wait until the last minute to file. B. Villella stated he agreed and agrees that not all the information is always on the plan. B. Villella explained how the filing process works in Plaistow. B. Villella commented that as a developer he expects to pay more for engineering review.

P. Carideo stated that applicants are given an estimate of engineering fees ahead of D&K performing the review. P. Carideo stated that D&K has to review all the zoning and site plan and/or subdivision requirements on each application. P. Carideo stated that this is needed and gave a recent example of the ZBA approving a LLA that he personally feels is illegal. P. Carideo stated it would be up to the BOS to file an appeal on a ZBA decision and he was not able to get the support needed to appeal. P. Carideo explained D&K process. P. Carideo commented that in the past there was a separate application for LLA.

P. Carideo commented that one way to decrease D&K fees would be no longer requiring D&K to attend PB meetings.

C. Ashford and P. Carideo talked about the process in Derry and indicated that the plans are approved by the time the first public hearing is held. P. Carideo commented that Derry has a different form of government than Hampstead.

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P. Carideo explained the response process to engineering comments. B. Villella explained the process in Plaistow and commented that he has no problem with the town engineer. P. Carideo commented that there are some options and that there may be a different procedure. S. Hastings suggested that plans that are not complete or substandard should be rejected by the PB office. P. Carideo asked D. Soucy about the timing of the PB workshop and noticing for public hearings.

4. Member Comments

P. Carideo asked the PB members their thoughts on cancelling the July PB workshop.

S. Wentworth commented on the junior engineers reviewing plans and charging for hours. S. Wentworth stated that if S. Bourcier is not able to attend a meeting he should send the junior engineer. P. Carideo stated that Jeff Adler is supposed to attend the meetings in S. Bourcier's absence however last summer both were on vacation.

The PB members agreed to forego the July 15th workshop.

Chairman Carideo announced the open PB position. P. Carideo stated that R. Clark has not submitted his letter of interest in the position to date.

5. Review Minutes (6/3 Public Hearing)

MOTION: S. Wentworth made a motion to accept the 6/3 minutes as amended.

SECOND: D. Howard

VOTE: 6-0

6. Adjourn

MOTION: S. Wentworth made a motion to adjourn at 8:05 P.M.

SECOND: C. Ashford

VOTE: 6-0

Minutes prepared by Debbie Soucy, Secretary