

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop November 20, 2017

A workshop of the Planning Board was held on Monday, November 20, 2017 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH.

PRESENT: Paul Carideo, (Chairman), Ben Schmitz, Glen Emerson, Neil Emerson, Robert Waldron, Randy Clark (Alternate), Dean Howard and Chris Howard (Alternate).

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

Planning Board Matters

1. Draft Zoning Ordinances

The PB members agreed to present the following proposed changes for the 2018 Town Warrant Articles:

Item One

To see if the Town will vote to delete Article IV-5:6 Special Exception for Seasonal Dwelling Conversion, since the requirements for Seasonal Conversion were changed last year.

Item Two

To see if the Town will vote to delete Article III-2:3, 3 Special Exception for In-Law/Accessory Apartment since these were changed to Accessory Dwelling Units (ADU) last year.

Item Three

To see if the Town will vote to amend Article II-1:1 D. 1 and Article II-2:6 A. to read: No septic system, leach field, or other wastewater disposal facility shall be installed within 75 feet of any very poorly drained soil or surface water; or 50 feet from any poorly drained soil.

Items One and Two are housekeeping items. Item Three is proposing changes to subsurface system requirements that will be in line with the State of New Hampshire requirements. N. Emerson asked if the Conservation Commission (CC) needed to review Item Three and P. Carideo stated that he would explain to the CC that these changes are in accordance to NHDES guidelines.

P. Carideo asked the PB members to read and review Article II-2:6 B. There was a discussion as to whether changes to this section of the zoning required clarification. No changes were proposed at this time.

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The PB members questioned whether changes were needed to address the issue of lighting as it relates to the Zoning Ordinances. The Zoning Board of Adjustment (ZBA) had asked the PB to consider Dark Sky.Org as a resource for possible wording. Section 8-U of the Site Plan Regulations references lighting. The PB members agreed that changes to the Zoning were not needed at this time however; additional language could be added to the Site Plan Regulations. This issue will be tabled for a future PB Workshop.

2. 2018 PB Meeting Schedule

The PB members reviewed a 2018 calendar and set the dates for the coming years PB Meetings and Workshops. The 2018 Meeting Schedule will be added to these minutes as an attachment.

3. Member Comments

R. Clark attended the Rockingham Planning Commission (RPC) Legislative Forum on November 8 and provided feedback from the session to the other PB members. The summary of the session as prepared by R. Clark will be added to these minutes as an attachment.

P. Carideo spoke with K. Emerson regarding a proposed change in procedure with regard to site bonding and certificate of occupancy (CO). The PB members agreed that commercial sites will always be bonded for paving, drainage and erosion control. K. Emerson indicated (via email) that he was fine with a PB representative signing off prior to issuance of the CO for commercial sites. P. Carideo stated the PB would need to determine who would be the PB representative and suggested the Town Engineer or PB Chairman.

4. Review Minutes (8/21 Workshop and 11/6 Meeting)

MOTION: B. Schmitz made a motion to approve the 8/21 Workshop Minutes as amended.

SECOND: N. Emerson

VOTE: 4-0 (BS, PC, NE, GE only voting members)

MOTION: R. Clark made a motion to approve the 11/6 Meeting Minutes as amended.

SECOND: N. Emerson

VOTE: 5-0 (PC, BS, NE, RC, CH only voting members)

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5. Adjourn at 8:45 P.M.

MOTION: R. Waldron made a motion to adjourn at 8:45 P.M.

SECOND: G. Emerson

VOTE: 7-0

Minutes prepared by, Debbie Soucy, Planning Board Secretary