

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop March 19, 2018

PRESENT: Paul Carideo (Chairman), Ben Schmitz, Randy Clark, DJ Howard, and Steve Wentworth.

Chairman Carideo opened the workshop at 7:10 P.M.

Planning Board Matters

1. Subdivision Regulation Review

S. Bourcier provided review comments on the proposed Driveway Regulations. Due to the amount of changes presented the PB members felt it would be better to review at the next workshop. Debbie was asked to provide the members with a copy of the Word document via email.

Section VIII: Design Standards – Streets – 1-I (Page 44) of the Subdivision Regulations require revision as a result of the update of the Site Plan Lighting Regulations. The following wording was suggested to be added: Applicants are encouraged to use full cutoff energy efficient lighting fixtures and prevent light trespass onto neighboring properties.

2. Site Plan Regulation Review

S. Bourcier provided written review comments on the proposed Site Plan Lighting Regulations. The PB members reviewed the document and discussed incorporating changes based on S. Bourcier's comments.

B. Schmitz suggested that the five guiding principles that are listed on the International Dark Sky Association (IDA) website be incorporated into the Lighting Regulations. The PB members agreed this was a good idea. The principles state lighting should:

- Only be on when needed
- Only light the area that needs it
- Be no brighter than necessary
- Minimize blue light emissions
- Be fully shielded (pointing downward)

The PB members had questions regarding the intent of a few of the recommendations made by S. Bourcier. Debbie was asked to reach out to S. Bourcier for clarification. Following is a summary of the questions along with S. Bourcier's response.

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Section 8-C:5.B Items 1 and 2

The board was curious as to in what context you would apply either provision? Or maybe what is the intent behind both statements?

The goal of the recommended provisions was to establish a design change versus a maintenance change. If there is a design change (during construction, replacement or maintenance), it is our opinion a lighting plan amendment should be submitted to the Planning Board to be approved. The goal of submitting the amendment for approval is 1) document the change; 2) ensure the change meets current regulations; and 3) have data on the change to respond to filed complaints. However, if there is a maintenance change due to discontinued products that meets current regulations, it is our opinion, a simple amendment change can be approved by the Hampstead Code Enforcement Official to reduce amendment applications to the Board. The goals of the simple amendment is the same as for the lighting plan amendment.

Section 8-C:6 Items 1 and 2

Both items reference a numeric value. The board was curious as to how these numbers were arrived at, is there a document you used to reference? Specific to item 1 the members thought that there would be 0 foot candle.

In section 8-C:6.1, the 0.2 foot candle measurement was based on the Nashua and Raymond. Bow has a 0.1 foot candle requirement, while Barrington, Portsmouth and Somersworth, require no light trespass onto a residential boundary.

Section 8-C:6.2 and .3 pole heights of 25 feet were based on Nashua, but after review of Hampstead C-1, C-2 and C-3, the height should be reduced to 20 feet; Portsmouth and Somersworth has a 20 foot height restriction. The 5-foot setback of section 8-C:6.2 should be increased to 50 feet to match Article IV-12 of Hampstead Ordinance.

Section 8-C:7 Hours of Operation, subsection C

(C) makes reference to a 50% reduction for nighttime security. The board was curious if there is a specific number that could be used instead of the percentage.

It appears the "50%" value is common text. The reduction could be reduced to "...meet low level lighting." This is defined in the definitions as the average illumination on the ground or on any vertical surface not greater than half (0.5) foot candles.

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3. Member Comments

Chairman Carideo asked Debbie to add Election of Officers as the first item of business for the April 2nd Planning Board Meeting.

P. Carideo informed the PB members that the Accessory Dwelling Unit (ADU) ordinance requires that septic must be installed prior to issuance of an occupancy permit. P. Carideo stated he inadvertently misinformed the property owners who came before the PB for a non-binding discussion at the 3/5 PB meeting.

4. Review Minutes (3/5 Meeting)

MOTION: B. Schmitz made a motion to approve the minutes as amended.

SECOND: D. Howard

VOTE: 4-0-1 (S. Wentworth abstained)

5. Adjourn at 9:30 P.M.

MOTION: D. Howard made a motion to adjourn.

SECOND: B. Schmitz

VOTE: 5-0

Minutes prepared by Debbie Soucy, Secretary