

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop May 21, 2018

PRESENT: Paul Carideo, (Chairman), Ben Schmitz, Glen Emerson, Joe Guthrie, Robert Waldron, Randy Clark (Alternate), and Susan Hastings (RPC Representative)

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

Planning Board Matters

1. Jim Lavelle, Map 2, Lot 072, 534 Main Street, Myers Property, LLA

J. Lavelle explained to the PB members that Mr. Myers wants to split off a portion of land to make his daughter's lot (02-011) larger. There are approximately 21 acres of the Myers' property that is located in Derry that will not be affected by the LLA (Lot Line Adjustment); they are only working with the land in Hampstead. J. Lavelle stated he was present tonight to request a waiver for soils and topography since they are simply proposing to enlarge an undersized lot. J. Lavelle stated he would add State Grid coordinates to the plan. J. Lavelle asked what the procedure is for waiving topography and soils. J. Lavelle stated there are no wetlands on the Hampstead property.

Chairman Carideo stated he did not believe the PB could waive the topography and soils requirement since it is part of the Zoning Ordinance. P. Carideo stated that Lavelle would need to prove one acre with soils. P. Carideo stated he believes that the Conservation Commission did something similar with a 10-acre lot. J. Lavelle asked P. Carideo which lot he was concerned with the undersized lot that is being enlarged or the remaining 3.5-acre lot. P. Carideo stated they need to prove the remaining 3.5-acre lot meets soils per the Zoning.

J. Lavelle asked if engineering review is required for a minor LLA. J. Lavelle commented on the engineering bill that an applicant received on a separate LLA, he was billed 8 hours of labor x 2 engineers for a total of 16 hours for a simple LLA. P. Carideo stated that he is the only non-lay person on the PB that could review and that the PB counts on the Town engineer to review all plans.

2. Highway Department, Jon Worthen, Salt Shed

J. Worthen presented a proposal for a new salt shed to the PB members. The new shed would be four times the size of the current shed measuring 50' x 60', and 28' high. There would be paving under the storage area. The new shed would hold approximately 1,400 tons. J. Worthen stated there would be one light inside the shed. J. Guthrie expressed his displeasure with the project and stated he would not vote (as Selectmen) to approve the project.

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop May 21, 2018

J. Worthen explained that the project would help the Town be more compliant as it relates to Storm Water Management. B. Schmitz asked about the PB role in approving the project. Chairman Carideo stated that J. Worthen was here tonight as a courtesy to the PB, municipal buildings are not subject to the Town Zoning Ordinances.

B. Schmitz asked about color options for the shed. P. Carideo commented that white may be the best color to help keep the light inside the shed. P. Carideo asked J. Worthen to keep the shed out of the wetlands and asked that any lighting be Dark Skies compliant. J. Worthen offered to stake out the shed so that the PB members could see the proposed location. B. Schmitz inquired about the life of the shed. J. Worthen stated he believes there is a 20-25 year warranty.

3. Alternate Position, Letter of Interest – Susan Hastings

P. Carideo informed the PB members that Susan Hastings submitted a letter of interest to be an alternate on the board. P. Carideo told the members that the PB could have up to three (3) alternate members. Chairman Carideo asked S. Hastings if she really wants to go through this again. S. Hastings stated she feels she has the knowledge and background; she hears what is going on in town. P. Carideo asked S. Hastings if she could separate herself as a PB member and not the secretary position. P. Carideo stated he does not want any conflict and that things have changed since she was in the secretary position.

J. Guthrie asked about the procedure of alternates sitting on the board and voting on cases. Chairman Carideo explained the process. S. Hastings stated she realizes what she is getting into.

MOTION: J. Guthrie made a motion to nominate Susan Hastings as an alternate for a two-year term.

SECOND: G. Emerson

VOTE: 6-0

4. Subdivision & Site Plan Review

P. Carideo gave the PB members an update on the status of the review of Subdivision and Site Plan Regulations. S. Bourcier has not provided any feedback on the regulations as he previously committed to doing. P. Carideo commented that it is now the busy time of year for S. Bourcier.

B. Schmitz asked if there was the option of having a new engineer asked to the Town if the PB is not happy with the work product. R. Waldron stated that the PB should set a clear expectation for S. Bourcier and provide him with deadlines. P.

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop May 21, 2018

Carideo mentioned the Labrador Lane situation with the washout from rain a few weeks back; S. Bourcier was non-responsive on the matter.

B. Schmitz asked if the PB should think about having an outside agency perform a review of the regulations. P. Carideo stated that Rockingham Planning Commission (RPC) was recommended last year; his fear is that RPC may be too restrictive against development.

P. Carideo stated that maybe RPC could give the PB an estimate of what needs to be done to update the regulations, Master Plan, and Capital Improvement Plan (CIP). P. Carideo stated that he would call Julie LaBranche at RPC to start the process.

5. PB Meeting Procedures/Late Nights

P. Carideo explained how a number of different towns handle PB meetings and late nights. Some PB's do not hear any new business after 10 P.M. while others will end the meeting at 11 P.M. P. Carideo stated that the PB would need to notify the public at the meeting what the procedure would be since no new notices would be given. B. Schmitz stated he liked the idea of no new business after 10 P.M.; G. Emerson and R. Waldron both agreed. B. Schmitz suggested the 10 P.M. cut off time be at the Chairman's discretion depending on the agenda items, Chairman Carideo agreed.

6. Review 6/4/18 Application (11-071 85 Croy Path ADU)

The PB members reviewed the ADU application for 85 Croy Path. Chairman Carideo stated the applicant still needs a new septic design for the ADU (considered a studio apartment for septic loading). The Septic Unit Design Flow states three (3) bedrooms at 150 GPD = 450 GPD, and 1 BDRM studio apartment = 225 GPD, making the total 675 GPD required for this application. P. Carideo stated they need a new design and it must be installed per the Town's ADU regulations.

The PB will be recommending a change to the Zoning in 2019 to remove the word "must" from the ADU regulations; this would mirror NHDES standards of having the septic design on file and not having to install a new system unless the current system fails.

D. Soucy was asked to contact Mr. Sayre and ask him how he would like to proceed; withdraw application, postpone application. Advise him that the PB reviewed the application and the current septic design does not meet the present zoning regulations requirements; there is no discussion. The applicant cannot get a certificate of occupancy without the septic being installed.

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop May 21, 2018

7. Member Comments

G. Emerson asked if any of the other PB members had been down Labrador Lane since they have been working on the driveway culverts and the swalls.

P. Carideo commented on the Central Street Subdivision and stated he feels the stone wall is being restored too far back from the road. D. Soucy was asked to contact T. Peloquin and advise him of the issue. (As of 5/22 the developer had T. Peloquin survey and stake the stone wall in the proper place).

D. Soucy was asked to contact Town Counsel to determine whether three separate applications were needed to consider the Central Street Condo Conversion. (Per 5/22 call with Diane Gorrow one application is fine since the property is still under one ownership and no lots have been conveyed.)

8. Review Minutes (4/16 Workshop, 5/7 Meeting)

MOTION: B. Schmitz made a motion to approve the 4/16 Workshop Minutes as amended.

SECOND: R. Clark

VOTE: 5-0-1 (R. Waldron abstained)

MOTION: B. Schmitz made a motion to approve the 5/7 Minutes as amended.

SECOND: R. Clark

VOTE: 6-0

9. Adjourn 9:00 P.M.

MOTION: B. Schmitz made a motion to adjourn.

SECOND: G. Emerson

VOTE: 6-0

Minutes prepared by Debbie Soucy, Secretary