

# HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

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## Minutes Workshop October 16, 2017

A workshop meeting of the Planning Board was held on Monday October 16, 2017 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH.

**PRESENT:** Paul Carideo, (Chairman), Ben Schmitz, (Vice Chairman), Dean Howard, Chris Howard, Neil Emerson, and Randy Clark.

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

### **Planning Board Matters**

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#### **1. Zoning Updates and Discussion**

There was a lengthy discussion regarding setbacks and all agreed to propose no changes to the current ordinances. The PB members also discussed in detail the issue of buffers and all agreed to think more about this topic before proposing any changes. The buffer provisions of the wetland ordinance, as it relates to septic systems, was also part of this discussion.

The PB Secretary was asked to reach out to the Zoning Board of Adjustment (ZBA) to determine whether they had any proposed changes to the Zoning Ordinances.

- November 13 First day to accept petitions to amend Zoning Ordinance
- December 13 Final day to accept petitions to amend Zoning Ordinance

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 Season 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.

#### **2. Review & Discussion of Subdivision Regulations**

B. Schmitz provided review comments back in September 2016. The PB Secretary was asked to review the comments and revise the document. A draft of the

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## **Minutes Workshop October 16, 2017**

Subdivision Regulations is to be prepared and distributed to the PB members for review and approval at a future PB meeting.

It was noted that the Subdivision Regulations and Site Plan Regulations can be updated at any time during the year, as they do not require a Town vote to approve changes.

### **3. Review & Discussion of Site Plan Regulations**

This item was deferred for discussion at a future Workshop.

### **4. Review Minutes (8/21 Workshop, 10/2 Meeting)**

The 8/21 Workshop Minutes were deferred to the next PB meeting as a quorum of those present at the workshop was not in attendance at this evenings meeting. The 10/2 Meeting Minutes were approved as amended and will be posted to the Town's website.

**MOTION: R. Clark – Approve as amended the 10/2 Meeting Minutes**

**SECOND: B. Schmitz**

**VOTE: 5-0-1 (N. Emerson abstained)**

### **5. Meeting Adjourned at 9:25 P.M.**

**MOTION: R. Clark**

**SECOND: B. Schmitz**

**VOTE: 6-0**

Minutes prepared by, Debbie Soucy, Planning Board Secretary