

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes September 3, 2019

A meeting of the Planning Board was held on Tuesday, September 3, 2019 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH. This meeting was broadcast live over HCTV 17.

PRESENT: Paul Carideo (Chairman), Steve Wentworth, DJ Howard, Chuck Ashford Jr., Randy Clark, and Susan Hastings (Alternate).
The public attendance roster is available as an attachment to this document.

CHAIRMAN'S REMARKS

Next Public Hearing Date October 7, 2019

Filing Deadline for the October 7, 2019 Meeting is September 11, 2019

Chairman Carideo opened the meeting at 7:03 P.M. P. Carideo announced that Susan Hastings would be a voting member for Bob Villella.

Old Business

1. 10-005 Owens Court – Conditional Approval Expires 9/3/2019

Chairman Carideo read a letter from the consultant requesting a 90-day extension on the conditional approval in order to obtain the necessary State permits.

MOTION: D. Howard made a motion to extend the conditional approval for the Owens Court project, Map 10 Lot 005 to December 2, 2019

SECOND: C. Ashford

VOTE: 6-0

New Business

1. Map 8 Lot 15 – 13 Quarry Road – Accessory Dwelling Unit (ADU)

Homeowner Virginia Crawford was present to answer questions regarding the ADU application. P. Carideo advised the applicant that the PB members reviewed the application at their recent workshop. P. Carideo asked the PB members if they had any questions with the revised plan. C. Ashford asked about access to the ADU. V. Crawford stated that there is a door near the kitchen as well as one near the slider. P. Carideo asked the applicant to revise the drawings to show the doorways (This was done on 9/4/2019).

Chairman Carideo asked for public comment and there was none.

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MOTION: S. Wentworth made a motion to grant a conditional use permit for an Accessory Dwelling Unit (ADU) for property located at Map 8 Lot 15, 13 Quarry Road.

SECOND: D. Howard

VOTE: 6-0

Other Public Matters

1. Map 8A Lots 5 & 10 Ells Road LLA – Mylar Recorded D-41641

Planning Board Matters

1. Town Engineer Comments – Not present at request of PB Chairman

2. Correspondence

Chairman Carideo commented that there have been a few recent emails sent to PB members regarding upcoming training opportunities. P. Carideo encouraged the PB members to continue to pursue workshops and webinars.

- A. Tax Map 3 Lot 79 – 56 Holiday Lane, NHDES Wetland Permit for a boat lift
- B. Tax Map 8A Lot 91 – 61 Ells Road, NHDES Wetland Permit for a seasonal dock
- C. Tax Map 8B Lots 13, 14, 56, 82, and 87 – Shore Drive and Hilltop Lane, NHDES Wetlands Permit for Shore Drive Drainage Improvements
- D. Letter from Donahue, Tucker & Ciandella, PLLC re: Comprehensive Right of Way Ordinance concerning 5G Wireless Communication

Copies of the letter were shared with the PB members. P. Carideo stated he had questions regarding the cost-share for the services offered and wondered if more specific information was available. R. Clark questioned whether there were State RSA's concerning this matter in place. P. Carideo asked the PB how they would like to respond. P. Carideo stated his recommendation would be to get a list of questions together for the BOS. R. Clark questioned what the Town's authority is over the State regarding this matter. The PB asked that D. Soucy contact NHMA and ask their opinion on this matter and whether they think it is worthwhile to pursue the request to help draft an ordinance.

3. Member Comments

Chairman Carideo provided the PB members with a copy of a draft blasting ordinance. P. Carideo stated that blasting regulations can help with water quality

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issues in town. P. Carideo asked the PB members to review the document and have any changes ready for the next PB workshop. P. Carideo stated he would present the draft to the Fire Department and Building Department. S. Hastings made a comment that fireworks should be excluded.

4. Review of Minutes (8/19 Workshop)

MOTION: D. Howard made a motion to accept the 8/19 Workshop minutes as presented.

SECOND: C. Ashford

VOTE: 5-0-1 (S. Hastings)

5. Adjourn

MOTION: S. Wentworth made a motion to adjourn at 7:55 PM

SECOND: D. Howard

VOTE: 6-0

MOTION: S. Wentworth made a motion to re-open the meeting at 8:05 PM

SECOND: S. Hastings

VOTE: 6-0

Chairman Carideo informed the PB members that he wanted to discuss the engineering contract. P. Carideo informed the PB members that the current Dubois & King contract expires 12/31/2019. P. Carideo stated that the selectmen are ok with the PB proceeding with a Request for Qualifications for a new engineer or extending the current contract an additional year.

P. Carideo stated that he is also still researching other alternatives such as a Planner and/or a circuit rider through Rockingham Planning Commission (RPC).

MOTION: S. Wentworth made a motion to pursue a Request For Qualifications (RFQ) for the Town Engineering contract.

SECOND: D. Howard

VOTE: 6-0

P. Carideo asked D. Soucy to work with Sally Theriault to have the RFQ posted as required. P. Carideo asked D. Soucy to wait until he has spoken with the current Town Engineer before posting the RFQ.

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MOTION: S. Wentworth made a motion to adjourn at 8:35 P.M.

SECOND: D. Howard

VOTE: 6-0

Minutes prepared by Debbie Soucy, Secretary