

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop May 16, 2022

A meeting of the Planning Board was held on Monday, May 16, 2022 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH. The workshop began at 7 PM.

PRESENT: Robert Weimar (Chairman), Randy Clark, Sean Murphy, Kim Colbert, Susan Hastings (alternate), DJ Howard (alternate) and Lewis Eaton (alternate). RPC Representative Alan Davis was also present.

1. Preliminary Discussion – Route 111 Auto Sales – corner lot

D. Soucy informed the board that she and Town Engineer, Steve Keach, had a conversation with Joe Gerraughty, property owner, earlier in the day regarding his plans for the corner lot. During the conversation S. Keach informed Joe that as long as he complies with the “interim change of use plan” for the 664 NH Route 111 he does not need to seek further approval from the board. D. Soucy informed the board that Joe was advised he could replace the parking lot on the corner lot in kind but further expansion would require an amended site plan. Chairman Weimar asked D. Soucy to put something in writing, D. Soucy responded she planned on doing that once the board discussed the matter at this evenings’ workshop. (5/18/2022 letter sent to J. Gerraughty)

D. Soucy informed the board that Route 111 Auto Sales and DaSilva Motorsports, 10 Miners Way, were both using Morton Buildings on their respective projects, the distributor is coordinating delivery of both buildings to be constructed consecutively.

The board members discussed the condition of Miners Way, as there as several large pot holes in need of repair. S. Murphy reminded the board this is a private way and the town has no control over the condition of the road. Chairman Weimar felt the board has some oversight since there is a recently approved site plan for a warehouse to be located at 10 Miners Way. D. Soucy commented that this is a private road and felt the town had no authority. D. Soucy mentioned that Road Agent, Jon Worthen, had asked for the telephone number of the property owner of 416 Emerson Ave as he is responsible for Miners Way. D. Soucy commented that she would follow up with J. Worthen and Code Enforcement to see if anything can be done about the potholes. (5/18/2022 call with property owner, pot holes are scheduled to be repaired this week).

2. Commercial Zone Building Requirements – Zoning Review

Chairman Weimar commented that there was a question at the last PB meeting regarding building requirements. The purpose section contained within each of the three Commercial Zoning Ordinances references building design. The site plan regulations also have Landscape and Building Design submission requirements. The question is how does the board interpret appearance. R. Clark commented that the building appearance may depend which commercial zone the property is located. Chairman

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Weimar asked about developing a definition of appearance that the board could reference when making decisions.

DJ Howard commented that the board spent 30 minutes talking about the appearance of a barn that would be replaced in kind, however, there was no discussion about the appearance of the steel pickleball building. D. Soucy agreed, the steel building is not aesthetically pleasing. R. Clark commented that there are lots of white barns in NH.

Chairman Weimar talked about the results of the MP survey and indicated rural character is important to the town. K. Colbert asked if the board could tighten up the regulations and gave Bedford, NH as an example of a town with architectural regulations. S. Hastings talked about the character of the community.

Chairman Weimar asked if a sub-group would like to look into this matter. The towns of Amherst and Bedford, NH were suggested as possible examples. L. Eaton, DJ Howard, and K. Colbert volunteered to research the matter.

3. Discussion – Regional Conversation on Housing

Randy Clark, Debbie Soucy, and Alan Davis attended a meeting in Exeter, NH on 5/13/2022 titled “A Regional Conversation on Housing”. D. Soucy provided the board members with a written document containing highlights of the discussion.

R. Clark commented that the NH towns referenced in the discussion were Dover, Exeter, and Rochester, all cities with substantial downtown areas as well as public water and sewer. One of the speakers, C. Parker from the City of Dover stated that towns cannot be expected to have increased density without water and sewer, this allows projects to be built up rather than out, taking up less land.

Chairman Weimar commented that he does not see the conversation about affordable housing going away and added that Selectmen Joe Guthrie has spoken about the matter at BOS meetings. Chairman Weimar wants to know what Hampstead can do to address the matter.

R. Clark talked about Hampstead’s Zoning, specifically, mobile home parks, multi-family housing, 55+ housing, and ADU ordinances; these innovative land use ordinances are how Hampstead satisfies the States Workforce Housing requirements. D. Soucy agreed and stated the Town can meet the requirement in one of two ways, first by proving Hampstead meets the “fair share” of workforce housing, or by providing the opportunity for innovate land use. The latter is how Hampstead satisfies the requirement.

D. Soucy reminded the board she had provided them with information a few months back regarding Workforce Housing and suggested if they haven’t done so already, please read the materials.

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K. Colbert informed the board members that she participated in the Zoom call regarding the Development of Regional Impact (DRI) being proposed in Plaistow, NH. The project will be a 300K sq foot warehouse located off Industrial Way near the Kingston border.

4. Discussion -- Strategies for Implementation of the MASTER PLAN

Chairman Weimar informed the board members that the 5/5 and 5/7 MP public input sessions were not as well attended as he had hoped. R. Weimar referenced the 2005 document that Patti Gelanis shared with him at the 5/7 session. The board was previously forwarded this information from the 2005 Speak up Hampstead. R. Weimar commented that a lot of the comments from that document are similar to comments from the current MP survey.

Chairman Weimar asked what kind of involvement the board should have in implementation of the action items that are determined as a result of the current MP undertaking. Chairman Weimar asked "how are MP strategies implemented?" Chairman Weimar suggested created a team or group to make sure things happen.

R. Clark asked for an example. Chairman Weimar talked about walking paths. R. Weimar asked if the road regulations could be changed to include an allowance for walking paths. R. Weimar stated that people currently walk along the shoulders on Main Street, several members commented that this was a bad example since Main Street is under control of the State of NH.

K. Colbert asked who is responsible for implementing the action items. D. Soucy commented that she felt the BOS had oversight, each Selectmen has a liaison role to every department/board/committee in town, shouldn't the liaison be able to ask the respective department/board/committee what is the plan for XYZ? What needs to be done to achieve this particular goal?

Chairman Weimar stated the MP committee will be making a list of action items and the next step will be prioritizing the needs. S. Murphy commented that many of the action items will have a cost associated with them which necessitates them being added to the Town Warrant for approval to proceed. R. Weimar commented that some things don't necessarily cost money and gave the example of regulation review.

5. Member Comments

DJ Howard suggested a paved walking trail along the outside of the town green for walkers. L. Eaton commented that Conservation typically has money left over each year in their budget and suggested maybe they could improve the trails.

6. Change of Date for June Workshop to 6/21/2022

D. Soucy announced that the date of the June workshop needed to be changed to Tuesday, June 21 since the Town Hall offices are closed on Monday, June 20 in honor of the Juneteenth holiday.

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7. Review Minutes (5/2/2022 Public Hearing)

MOTION: DJ Howard made a motion to accept the 5/2/2022 minutes as amended.

SECOND: R. Clark

VOTE: 4-0

8. Correspondence

Chairman Weimar reviewed the correspondence.

- a) Hampstead Water Resource Committee April/May Minutes
- b) DRAFT 5/4/2022 ZBA Minutes
- c) Wetlands Permit – Map 4 Lot 032- 56 Governors Island Road – Addition to deck to create horseshoe dock

Chairman Weimar asked R. Clark if anything new was happening with the ZBA. R. Clark stated there is a question of interpretation relating to the definition of a building, one story and half, 67% coverage. R. Clark indicated that he would loop back with Kris Emerson who acts as Zoning Administrator for the town.

9. Adjourn

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

SECOND: DJ Howard

VOTE: 4-0

Minutes prepared by Debbie Soucy, Secretary