

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes September 7, 2021

A meeting of the Planning Board was held on Tuesday, September 7, 2021 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH. This meeting was broadcast live over HCTV 17.

PRESENT: Steve Wentworth, (Chairman), Sean Murphy, Randy Clark, Bob Vilella, Chuck Ashford, Jr., Mike Hanides, Kim Colbert, Susan Hastings (alternate) and Bob Weimar (alternate).

CHAIRMAN'S REMARKS

Next Public Hearing Date October 4, 2021

Filing Deadline for the October 4, 2021 meeting is September 7, 2021

Old Business

1. Map 17 Lot 172 200 Central Street Subdivision

James Lavelle was present to represent the applicant. Lavelle asked if the board members had a copy of Attorney Bernie Campbell's letter to Attorney Diane Gorrow dated 8/19/2021; it was confirmed the members had copies in their packets. Lavelle stated they plan on clearing the bush and vines from the inside and outside of the stone walls by the end of the week. Lavelle stated Campbell is doing research with NHDOT. Lavelle stated he is confident he can satisfy the roadway and sight distance issue. Lavelle requested a continuance to the October 4, 2021 public hearing.

MOTION: R. Clark made a motion to continue the application for the subdivision of land for property located at 200 Central Street, Map 17 Lot 172 to the 10/4/2021 public hearing.

SECOND: B. Vilella

VOTE: 7-0

New Business

Chairman Wentworth stepped down from his spot on the board. Vice-Chairman Clark appointed S. Hastings a voting member on the LLA application.

1. Map 11 Lots 290 & 291 – 32 & 40 Stony Ridge Road (Lot Line Adjustment LLA)

Alex Camm from GPI was present to represent the applicant. Camm reviewed the plan with the board and explained the LLA to the board. Camm reviewed and responded to the KNA letter of 9/1/2021 and indicated he has already added the benchmark and septic locations to the plan.

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MOTION: B. Vilella made a motion to accept the application for Map 11 Lots 290/291 for a LLA for property located at 32 & 40 Stony Ridge Road.

SECOND: C. Ashford

VOTE: 7-0

M. Hanides asked what prompted the LLA. S. Wentworth stated that the slope of the driveway is bad and they are adjusting the LLA to change the approach. Camm stated he would issue a letter stating the monuments have been set along with the final mylar.

Vice-Chairman Clark asked for public comment and there was none.

MOTION: B. Vilella made a motion to grant 90-day conditional approval for the application for Map 11 Lots 290/291 for a LLA for property located at 32 & 40 Stony Ridge Road.

SECOND: C. Ashford

VOTE: 7-0

Chairman Wentworth returned to his spot on the board.

Other Matters

1. Map 12 Lot 009 – 618 Route 111 Conceptual Discussion C2 Commercial Zone

Buddy Collins was present to ask the board questions regarding property located on 618 Route 111. Collins stated he owns a small demo business and asked if the town would allow him to store commercial vehicles on the property. Chairman Wentworth stated the use is allowed in the zone. Collins asked about using the existing barn that is on the property; Wentworth stated the existing barn would be ok to use to store material. Collins advised the board he still needs NHDOT approval. Chairman Wentworth advised that 15% lot coverage is allowed on the upland soil only. Wentworth advised that stormwater run-off/drainage would need to be addressed by an engineer.

Planning Board Matters

1. Town Engineer Comments – not present
2. Correspondence – DRAFT ZBA 9/2/2021 minutes
3. Member Comments

Sean Murphy asked about scheduling the next CIP meeting. R. Clark stated he has an open schedule. Murphy stated he would reach out to DJ to schedule a meeting for the CIP committee.

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4. Review of Minutes (8/2 public hearing) – approved as presented

MOTION: C. Ashford made a motion to approve the minutes of the 8/2/2021 public hearing as presented.

SECOND: B. Villella

VOTE: 7-0

5. Adjourn at 7:25 P.M.

MOTION: C. Ashford made a motion to adjourn at 7:25 PM

SECOND: R. Clark

VOTE: 7-0

Audience member, Greg Schlichte advised the board he still had business to discuss. Soucy stated his opportunity for comment was when Vice Chairman Clark asked for public comment on the LLA. Soucy stated that she did some research regarding his comments about a Right of Way (ROW). Additionally, the Town Engineer looked at the matter. Soucy stated that the ROW matter does not concern the town and suggested that Schlichte contact a land use attorney to resolve the issue.

Minutes prepared by Debbie Soucy, Secretary