

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop November 20, 2023

A meeting of the Planning Board was held on Monday, November 20, 2023 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH.

PRESENT: Robert Weimar (Chairman), Lewis Eaton (Ex-Officio), Randy Clark, Mike Hanides, Alan Davis, and Matt Johnson.

1. Review Regulation update proposals – roadway specifications

D. Soucy informed the board that the proposed roadway specifications were forwarded via email to the new DPW director earlier today for his comment. D. Soucy stated the regulations were taken from the Town of Windham. Chairman Weimar stated he wanted to update the regulations to add wording regarding cul-de-sac projects and the impact on the roadways adjacent to the project.

Chairman Weimar asked D. Soucy to forward the regulations to the board members for their information. B. Weimar stated he spoke with Keach about the regulations and traffic impact. Chairman Weimar feels these regulations will help with any project with significant traffic impact.

2. Review Zoning Ordinance proposals

Chairman Weimar suggested updates to the Multi-Unit Zoning Ordinance. It was noted that Keach had previously suggested sun-setting the Elderly Housing ZO. Chairman Weimar reminded the board that the State says if you offer incentives for elderly you need to offer the same incentives for workforce housing. R. Clark stated he feels that B. Weimar's proposal is not appropriate.

State Representative, J. Guthrie was present and commented that workforce housing would not be in Hampstead and cited lack of town sewer as a main reason. Chairman Weimar stated he feels the matter could change on a dime. Chairman Weimar stated he wants to equal the playing field for all types of housing. Chairman Weimar stated he feels that workforce housing has potential in Hampstead. R. Clark and J. Guthrie both disagreed.

Chairman Weimar asked D. Soucy to resend the 2022 legislation re: incentives to the board. Chairman Weimar commented that housing is a hot button in the region.

D. Soucy reminded the board that there will be a warrant article regarding administrative mandates to the Flood Plain Regulations.

3. Member Comments - none

4. Review Minutes (11/6/2023 Public Hearing)

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MOTION: R. Clark made a motion to accept the 11/6/2023 minutes

SECOND: M. Hanides

VOTE: 6-0

5. Correspondence – none

6. 2024 Meeting Schedule

D. Soucy provided the board members with a copy of the 2024 meeting and filing deadline schedule.

7. Call for Candidates – March 2024 election

Member K. Colbert will not be seeking re-election this March. A. Davis stated he is not sure if he will run this March.

8. Adjourn

MOTION: M. Johnson made a motion to adjourn at 7:50 P.M.

SECOND: A. Davis

VOTE: 6-0

Minutes prepared by Debbie Soucy, Secretary