

# HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead New Hampshire 03841-2033

## Minutes for 7 February 2011

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Chairman R. Clark opened the meeting at 7:30 P. M. Present were Planning Board members Randy Clark, Bill Kelly, Proctor Wentworth, Bill Weber, and Ex-officio Priscilla Lindquist. Tina Harrington, Recording Secretary, attended. The publishing and posting affidavit, the list of persons attending and the correspondence are part of these minutes. (Absent members, D. Moyer and D. Howard)

### 1<sup>st</sup> PUBLIC HEARING 18-047 Four Seasons Amended Site Plan

Chairman Randy Clark opened the public hearing for a revised site plan for the project known as Four Seasons. Mr. Camm was representing the owners, explained that the current site plan has approval for 22 two- bedroom units for age 55 and up and that he was looking for conditional approval. The owners would like to change from being 100% age 55 over to 80% and 20% for people under age 55. He explained that this would allow some of the units to have children, or maybe a spouse under 55. Mr. Clark asked if there were specific units notated as those under age 55. Mr. Camm explained that the condo documents will be specific to how it is delineated. He believes that it is four units, but could be any one of the 22 units. K. Camm explained that there is a new note, #15 on the plan that explains the site plan revision. There are no other changes.

The calculations for the septic are as follows:

Installed septic system 1 flow	2475 gpd (11 units x 225 gpd)
Revised senior units flow	1375 gpd (11 units x 125 gpd)
Proposed combined flow	1725 gpd (9 units x 125 + 2 units x 300)

Installed septic system 2 flow	2475 (11 units x 225 gpd)
Revised senior units flow	1375 (11 units x 125 gpd)
Proposed combined flow	1725 (9 units x 125 + 2 units x 300)

Mr. Camm noted that the only concern Mr. Cricenti of SFC Engineering had was the need for a new approval from NH DES on the septic flows for the units under age 55. Mr. Camm explained that if the conditional approval was given, then he would get the rest of the approvals needed and return with a new mylar showing the approvals and the new subdivision number.

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### 1<sup>st</sup> PUBLIC HEARING 18-047 Four Seasons Amended Site      Continued from page 1.

Mr. Weber asked Mr. Camm what the purpose of the change was. Mr. Camm responded that he believes that it is a marketing perspective and that marketing to a restrictive 55+ population was difficult now. Mr. Weber stated that he thought it was the wrong move and that opening it up would make the units less attractive to the market they were pursuing (55+). He then asked how many had been sold. Mr. Camm responded that none have been sold yet whereas the Attorney General's office has not yet given the subdivision its approval. Mr. Weber asked Mr. Clark how this change affects the federal guidelines. Mr. Clark stated that he was sure that the AG's office would make sure the rules were followed. Mr. Camm stated that no one is in the property yet so that this was a good time to make any changes. Mr. Weber stated that the Planning Board had already approved the plan as a 55+ development. If this one changes, others might come forward and ask to be changed as well. This could be an issue with ones already occupied. It was noted that some other developments were changed during the Planning Board process from being 55+ to a mix, i.e. Bartlett Brook Condo's. Mr. Clark noted to Mr. Camm that they couldn't sell the 4 units to people under 55 first whereas that would violate the rules. There needs to be a ratio such as for every 4 over 55 one under 55 could be sold. He asked if the AG will spell that out in the condo documents. Mr. Camm noted that the Planning Board can make that part of their motion. Mr. Wentworth emphasized that the 4 units might not be to someone with children, but older adults that have one over 55 and one under 55. Mr. Kelly noted that he recently read in a few articles that a lot of developments that were to be 55+ across the country are backing off and requesting changes. It stated that the market place is running out of seniors, a lot to do with the fact that they aren't able to sell their homes first. Mr. Weber stated that he had no problem with approving this, but felt it was the wrong move by the owner and was concerned that if they aren't able to sell the units, it will become the town's problem down the road. He also stated that he disagrees that it is a new trend. He noted that New Hampshire is one of the highest populations for seniors and that they should be able to attract seniors to the development. Mr. Camm was asked how many units were currently built. He stated that one building is up and there are two units completed and three under construction (Building 2).

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### 1<sup>st</sup> PUBLIC HEARING 18-047 Four Seasons Amended Site Continued from page 1.

**MOTION** Bill Kelly moved to take jurisdiction of the amended site plan for Four Seasons, Tax Map 18 parcel 047. Proctor Wentworth seconded the motion. VOTE YES: Bill Kelly, Proctor Wentworth, Bill Weber, and Priscilla Lindquist; ABSTAIN: Randy Clark. Jurisdiction taken; Four Seasons amended site plan 18-047.

**MOTION** Bill Kelly made the motion to conditionally approve the Four Seasons amended site plan as proposed for 18-047 subject to the following conditions: approval from NHDES for septic, subdivision approval, and condo documents approved from the AG's office, as well as how the ratio will be measured for the 80/20 split, the submittal of the mylars and plan copies, second by P. Wentworth. VOTE YES: Bill Kelly, Proctor Wentworth, and Priscilla Lindquist; NO: Bill Weber; ABSTAIN: Randy Clark. APPROVED: Amended site plan of Four Seasons 18-047 conditional approval granted.

### OTHER 19-009 K. Camm Winchester Heights

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- P. Wentworth stepped down for this discussion.

Mr. Camm asked to speak to the Planning Board to discuss options regarding Winchester Heights. Mr. Camm would like to take the subdivision, which has a conditional approval for seven lots, to bring it to a two lot subdivision and break that into a phase 1 and phase 2. He would like to take the lot noted as 9-5 and make that a single lot, develop it and try to sell it and see where things go. He would look at having the second lot, the rest of the previously approved 7 lot subdivision; give an easement for a driveway to lot 9-5. He stated that depending how this worked, he might look at reducing the number of lots to be built. To date the only work done on the subdivision has been erosion and sediment control and the right of way has been cleared and stumped. He offered to give the Planning Board a new mylar showing 2 lots and that there would be no changes to the layout of the remaining six lots. Mr. Clark asked if the proposed road, Winchester Drive, had been bonded. Mr. Camm responded that it had not. Mr. Clark explained that is where the problem is. The only access was through Winchester Drive, which doesn't exist. Mr. Camm talked about one parcel (the larger one) giving a driveway easement to the single

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### OTHER 19-009 K. Camm Winchester Heights

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parcel. He would like to see something started on the project and thought breaking it down would help. He also talked about reducing the 7 lot subdivision to a smaller number and maybe talking with Conservation about the backland and an easement. He noted that the first lot meets all the requirements. It does have enough frontage, but would need a dredge and fill if the access was to come from Hunt Road, rather than Winchester Drive. Mr. Camm noted that if the Planning Board agreed to the phase 1 subdivision, he would be coming back every three months for extension on the conditional approval. He would not be able to do anything further without the Planning Board's approval. The road, Winchester Drive is not an official road whereas the subdivision is not yet a recorded document. Mr. Weber asked about a lot, that doesn't officially exist, giving an extension to another lot. Mr. Camm explained that the mylar will show only 2 lots (lots 9-1 and 9-5). Lot 5 has in excess of 200 feet of frontage. Mr. Clark agreed to have Mr. Camm draw up the revised plan and a public hearing, with public notice etc, would be held on the revision. Mr. Kelly asked Mr. Camm what would happen if there was an interested person, but they wanted more land. Mr. Camm replied that he would have to start all over if any of the current lots changed. Mr. Kelly noted that if the plan comes in, the Planning Board could require a restriction that the driveway couldn't be any further than a specified distance in feet. Mr. Camm stated that there wouldn't be any more than two house lots on the 30 acres until he comes back to the Planning Board with a revised plan. Mr. Kelly said that it was viable to do the plan with a maximum 2 house lots servicing from a common driveway. Mr. Clark agreed that it could be called phase 1 and the easement would extend to lot 5.

- Proctor Wentworth rejoined the Board.

### BOARD BUSINESS Correspondence

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- **Letter** from Town of Derry regarding Application for Potential Regional Impact, 17-19 Manchester Road, Derry, NH.
- **Minutes 17 January 2010 & Adjourn** Approved as edited. Adjourned at 8:30 P.M.

Respectfully submitted,

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Tina Harrington