

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead New Hampshire 03841-2033

Minutes for 4 April 2011

Chairman R. Clark opened the meeting at 7:30 P. M. Present were Planning Board members Randy Clark, Bill Kelly, Proctor Wentworth, Bill Weber, Derrick Moyer, Dean Howard and Ex-officio Priscilla Lindquist. Nick Cricenti, SFC Engineering and Susan Hastings, Secretary attended. The persons attending the hearing were Penny Williams and Kevin Camm. The correspondence is part of these minutes.

PUBLIC MATTERS: 19-009 Winchester Heights, Phasing Proposal

Chairman Clark said he would open a pre-preliminary non-binding discussion on phasing Winchester Heights (19-109). Kevin Camm said the approved plan is for seven lots.

- Proctor Wentworth stepped down from the Board for this discussion.

The lot Kevin Camm proposes to be Phase I is lot # 5 which has frontage on Hunt Road. Kevin Camm said the large lot in the rear is # 9. Randy Clark advised him this lot would need an access easement at the most accessible point. The Chairman asked if Board members had any comments. Bill Kelly said we needed to anticipate what the balance of the land could be used for. Abandonment of the road could mean the balance of the plan would become one parcel 19-009. Kevin Camm said that was possible but it was not his intention to abandon the subdivision at this point. Randy Clark asked Nick Cricenti for comment on note # 8. Kevin Camm said the note had been edited. Nick Cricenti added it was applicable for full plan. Randy Clark asked about the access to lot 9-5 shown on the plan. Nick Cricenti explained the plan process is completed. All the lots remain the same and are not subject to any new regulations and the vesting remains. The project is being phased. Kevin Camm added he is continuing to come in every 90 days. He added he has enough land to meet new regulations in any event. Bill Kelly said he appreciated Nicks' comments.

PUBLIC MATTERS: 19-009 Winchester Heights Time Extension

Chairman Clark read the written request from Kevin Camm for an extension of 90 days on Winchester Heights 19-009. **Attachment # 1.** This would extend the time from 4/26/2011 to 7/25/2011.

PUBLIC MATTERS: 19-009 Winchester Heights Time Extension

Continued from page 1.

MOTION: Bill Kelly made the motion to extend the time for Winchester Heights to meet the conditions of approval from 26 April 2011 to 25 July 2011 as requested. B. Weber seconded the motion and it was approved. VOTE YES: Bill Kelly, Bill Weber, Proctor Wentworth, Dean Howard, Derrick Moyer and Priscilla Lindquist, Ex-officio. ABSTAIN: Randy Clark. APPROVED: Time extension of 90 days for 19-009 Winchester Heights to 7/25/2011.

- Proctor Wentworth returned to the Board.

PUBLIC MATTERS Elderly Housing Discussion

Randy Clark began the discussion saying both of the proposals in Hampstead are designated for persons over 55 years of age. The question being asked is can there be a modification to the zoning regulations. The federal guidelines allow for a mix of 80% elderly (both occupants over 55) with 20% having only one member over 55. As a result of discussion and comments Randy Clark said there did not appear to be much interest in changing the current regulations.

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MOTION: Proctor Wentworth made a motion to table the discussion for another time. Priscilla Lindquist seconded the motion and it was approved. VOTE YES: Proctor Wentworth, Dean Howard, Derrick Moyer Bill Kelly, Bill Weber and Priscilla Lindquist, Ex-officio. ABSTAIN: Randy Clark. APPROVED: The discussion on changing the zoning as it applied to Elderly Housing is tabled for future discussion.

PLANNING BOARD BUSINESS

- **Public Notice Kingston NH:** The Chairman said the Kingston Planning Board had notified Hampstead of a Public Hearing for a subdivision of 9 lots off Hunt Road. **Attachment # 2.** The notice was posted as required.

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PLANNING BOARD BUSINESS

- **Conference Announcement:** Randy Clark announced the Spring Planning and Zoning Conference is coming up and he encouraged members to attend.
- **Verification of Age:** Priscilla Lindquist asked why the 90% verification presented by Angle Pond Woods was not for 100%. **Attachment # 3.** Randy Clark asked if this met the federal guidelines. After further discussion it was determined the Verification of Age for Elderly Housing will be handled by the Selectmen and a letter will be sent to Angle Pond Woods asking for more information.
- **Correspondence:** The Hampstead Planning Board will be required to sign off on the plan for elderly housing in Danville on Frye Road.
- **Minutes 21 March 2011** The following corrections were made to the minutes: Page 1, paragraph 2, line 4 change "John" to "Andy"; paragraph 2, line 5 add "more" after "one" and add the following sentence "If approved the building would have two occupants." Page 7, paragraph 2, line 3 delete "Proctor Wentworth". Page 9, paragraph 4 amend the first sentence to read "Bill Kelly made a motion to reconsider the vote on February 7, 2011 conditionally approving Four Seasons Amended Site Plan 18-047 for an 80-20 split occupancy."

MOTION: Priscilla Lindquist made a motion to approve the minutes as amended. Dean Howard seconded the motion and it was approved. VOTE YES: Dean Howard, Bill Kelly, Proctor Wentworth, Bill Weber, Derrick Moyer and Priscilla Lindquist Ex-officio. ABSTAIN: Randy Clark. APPROVED: Amended minutes of 21 March 2011.

ADJOURNMENT: The Chairman, Randy Clark declared the meeting adjourned at 8:00 P. M. without objection.

Respectfully submitted,

Susan J. Hastings, Secretary