

HAMPSTEAD PLANNING BOARD

11 Main Street Hampstead New Hampshire 03841-2033

Minutes for 1 August 2011

Randy Clark, Chairman, opened the meeting at 7:30 PM. Board members present: Randy Clark, Bill Kelly, Proctor Wentworth, Dean Howard, Bill Weber and Priscilla Lindquist, Ex-officio. Susan Hastings, Secretary recorded the minutes. Kevin Camm and Penny Williams attended. The correspondence is a part of these minutes.

PUBLIC MATTERS: Master Plan

The Chairman told the Board a final copy of the Master Plan is being forwarded to the Board by Glenn Greenwood. Copies will be available for members to review and for the public.

PUBLIC MATTERS: 2011 Zoning Book

Randy Clark said the new book is available and copies have been made for each of them. It will be available on the web site. The Chairman explained the zoning districts were researched, beginning with the 1952 version of the zoning. The 2011 book shows better organization of the districts.

PUBLIC HEARING: CHANGE OF USE: 12-015 Robert Salter

Chairman Clark reviewed the application, **ATTACHMENT # 1**, noting the property owners are Rito and Sally Acevedo. The business is Bob Salter's Small Engine Repairs, 415 Emerson Avenue, Hampstead, New Hampshire. The applicant, Robert Salter, is proposing a small engine repair facility along with new

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and reconditioned equipment for sale. Any waste oil will be stored in a 55 gallon barrel and disposed of according to the law. R. Clark cautioned him to take care with this waste disposal. R. Salter said he will use the same company he has been dealing with. There will be a welding station in the shop for light fabrication in conjunction with the shop work. He previously managed the shop for East Coast Lumber for 10 years giving him contacts with distributors. Parts and accessories including some specialty items will be available. He will maintain an inventory of parts. Mr. Salter said the former pizza shop will be cleaned and be used as a showroom for lawn mowers, chain saws, weed-wickers and small tools. There will be no changes to the structure. The access will be the same as for the pizza shop. Bob Salter said he grew up in Hampstead and will continue to support organizations such as the skate park, be available during emergencies with repair parts and miscellaneous equipment for the fire and police departments. There are ten parking spaces with room for vehicles to turn around. Chairman Clark reminded R. Salter there can be no parking outside the fence on Emerson Avenue according to the site plan on file. The front space, between the building and the fence can be used for outside display. The business will be open six days a week and closed on Sunday. Evening hours may vary, but he is currently closing at 7:00 P. M. He is the only employee at this time but is intending to have 4 employees as a maximum. The Chairman asked if there were any further comments or discussion. Mr. Salter asked if there was anything else he should be aware of. The Chairman said he should be fine as long as he works with the Building Department and the Fire Department.

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MOTION: Bill Kelly made a motion to approve the change of use as proposed and discussed with Robert Salter for BOB SALTER'S SMALL ENGINE REPAIRS. Proctor Wentworth seconded the motion and it was approved: VOTE YES: Proctor Wentworth, Bill Kelly, Bill Weber, Dean Howard, and Priscilla Lindquist; ABSTAIN: Randy Clark. APPROVED: Use change for R. Salter, 12-015.

BOARD BUSINESS

- **Danville, Frye Road Site:** Randy Clark said a copy of the facility plan which Danville has approved is available in the office. Danville has approved the plan with the condition that nothing can be done on the site until the owners have the Route 111 access constructed. No construction vehicles are to use Johnson Road or Hunt Road.
- **416 Emerson Avenue:** Bill Kelly asked to have Kris Emerson check the site. Cars have been parking along the side of the donut drive up area which is marked for no parking.
- **Tee Sign Pro:** A site plan is supposed to be submitted for the next meeting. Jim Lavelle is preparing the documents.

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BOARD BUSINESS

- **Meeting Date:** The next meeting falls on Labor Day. The meeting will take place on the third Monday of September, the 19th. The filing deadline for plans is July 29, 2011 as required.
- **Minutes and Adjourn:** The minutes were reviewed.

MOTION Proctor Wentworth made a motion to accept the minutes, Priscilla Lindquist seconded the motion and the minutes of 1 August 2011 were approved.

MOTION: Bill Kelly made the motion to adjourn, Priscilla Lindquist seconded and the meeting Chairman Clark declared the meeting was closed at 7:49 P.M.

Respectfully submitted,

Susan Hastings, Secretary