

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes for 17 January 2012

Chairman Randy Clark opened the meeting at 7:35 PM. Planning Board members present were Randy Clark, Proctor Wentworth, Dean Howard and Priscilla Lindquist, ex-officio. Others attending were Susan Hastings, Secretary and Penny Williams, media. The Publishing and Posting Affidavit, correspondence and list of persons attending are all part of these minutes.

FINAL PUBLIC HEARING 2012 Zoning Proposals

Randy Clark, Chairman opened the Public Hearing for consideration of the proposed changes to the Zoning of the Town of Hampstead. An incorrect posting and additional changes made 3 January 2012 posting of a final public hearing necessary. These changes, if approved by the Planning Board, will appear on the ballot for approval by the public as amendments or changes to the Zoning of the Town of Hampstead.

“Amendment #4: RESIDENTIAL ZONE A: III-2:2, 6. Accessory buildings: Two (2) accessory, single story buildings are allowed. The maximum total square footage for the accessory building(s) depends on the lot size. Agricultural uses are not subject to this regulation. For lot size of:

| | |
|--|-------------------|
| Up to 43000 square feet: | 950 square feet |
| 44000 square feet to 89999 square feet: | 1200 square feet |
| 90000 square feet to 129999 square feet: | 1500 square feet |
| 130000 square feet: | 1800 square feet” |

In addition, change III 2-3, #2 to read: “One accessory building may exceed the allowed size, provided the building is in full compliance with the zoning and is appropriate for the zone.”

Dean Howard asked if the current zoning allowed one or two buildings. Randy Clark answered a person may have two accessory buildings totaling 1500 square feet on his lot. If the square footage is in excess of that number then they may apply to the Board of Adjustment. Dean Howard asked if there had been a problem with this. R. Clark said the Board of Adjustment and Kris Emerson, Code Enforcement Officer, said there had been a number of requests for buildings, which exceeded the 750 square feet. P. Lindquist added the reason given was they owned larger cars and wanted larger garages.

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D. Howard asked if that was Zone A or Zone B and R. Clark said Zone A. Proctor Wentworth said he can fit his SUV into his garage. D. Howard asked why cut back to a 950 square foot building for smaller lots. P. Lindquist said that the proposal cannot be changed tonight. R. Clark added it could be changed next year. The Chairman asked if there were any further questions or comments.

MOTION

Priscilla Lindquist made a motion to forward Amendment #4 to the Warrant. Proctor Wentworth seconded the motion. VOTE YES: Priscilla Lindquist, Randy Clark; NO: Proctor Wentworth, Dean Howard. Randy Clark said he would call Attorney Loughman and check the status of a tie vote when it is a zoning article.

BOARD BUSINESS

- **07-022 Irongate Letters of Credit:** Susan Hastings, Secretary said she had spoken with the Pentucket Bank and they were waiting for their counsel to give them the correct wording on signing the one year extensions. There are two Letters of Credit on the project both expire on February 4, 2012
- **11-031 Angle Pond Woods:** Randy Clark said the Board has a letter verifying the age requirements for Angle Pond Woods have been met.
- **Minutes 3 January 2012:** The Chairman asked if there were any corrections to the minutes. P. Lindquist said the correct name of the Board of Adjustment member is Geoffrey Dowd and should be changed in all places. R. Clark said on page 4 the title in paragraph 2 should read "RESIDENTIAL ZONE A."

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- **Minutes 3 January 2012 & Adjourn**

MOTION

Chairman Randy Clark asked for a vote on the minutes. **VOTE YES: Dean Howard, Proctor Wentworth, and Priscilla Lindquist. APPROVED:** The 3 January 2012 minutes were approved as amended.

MOTION

Priscilla Lindquist moved the meeting be adjourned and Proctor Wentworth seconded. Chairman Clark declared the motion approved without objection at 8:05 PM.

Respectfully submitted,

Susan Hastings, Secretary