

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes 5 March 2012

Chairman Randy Clark opened the meeting at 7:30 P.M. Present were Planning Board members Randy Clark, Proctor Wentworth, Priscilla Lindquist, ex-officio, Dean Howard, and Derrick Moyer. Bill Weber was absent. Nicholas Cricenti, PE, Town Engineer and Planning Board Secretary Susan Hastings attended. Also in attendance were Brian Goode, Kim Colbert, J. Lavelle, Raymond Williams, M. Jane Huston, Dave Huston, Charlie Zilch, Paul Carideo, Dan Brickett, Janice Howe, Christopher Mikutel, Mark Hidertiotis, Marilyn Dillon and John Dillon.

PRE-PRELIMINARY DISCUSSION Recreation Commission re: Basketball field location

Chairman Clark opened the discussion with Brian Goode and Kim Colbert members of the Recreation Commission. B. Goode explained the commission members see a need for an outdoor basketball court. Cost and the location are two issues. Possible locations are the Depot Road Ball fields or behind the Tennis courts in the center of Town. The "T" ball could be put in the new field on Depot Road and the basketball court could go on Veteran's Way. R. Clark said the ball field would not require a site plan change; however, the drainage would need to be re-calculated. A basketball surface would be impervious. Nick Cricenti said the "T" Ball court on Veteran's Way has soil with drainage, which is as bad as on the Depot Road site. The soil has not been checked at Depot Road and may not be sound enough for a basketball field. There is no drainage design. Nick Cricenti estimated the design cost and the construction cost would be about the same for either site. He asked if there would be lights at the basketball court and was told there would not be any lights. Randy Clark pointed out there is ledge beside the parking lot on Veterans Way which extends back to about the where home plate is on the baseball field. N. Cricenti said the wetlands on each site also need to be considered. R. Clark said a site plan would need to be drawn up and presented to the Planning Board. Nick Cricenti said he thought the tennis courts would probably be the best site. Randy Clark added there is already underground drainage in place on Veteran's Way. He advised the Recreation Commissioners that they had received some solid engineering advice from N. Cricenti.

BOND 19-009 Winchester Heights

Chairman Clark asked if the bond had been posted. N. Cricenti told board members the new owners Lamontaigne Builders had posted the bond. Road construction will be beginning this week.

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes 5 March 2012

- P. Lindquist stepped down for the Emerson hearing.

PUBLIC HEARING 07-013 Brickett, Subdivision, 83 Emerson Avenue

Chairman Clark opened the first public hearing for a two-lot subdivision. Charlie Zilch of SEC Associates represented the owner, E. Brickett. C. Zilch presented the plans for the 24.7 acres more or less and explained the existing dwelling will be on a lot of its' own. The remaining parcel has two points of access onto Emerson Avenue totaling 403 feet of frontage. This lot is in open space. The soils have been typed for the single-family lot and it meets the requirements. The subdivision approval has been received and is part of the record. N. Cricenti, Town Engineer, told the Board he had submitted some comments to C. Zilch. The issues were minor and the changes were made on the plan. The review letter from SFC Engineering dated 23 February 2012 is **Attachment #1**.

MOTION

P. Wentworth made a motion to take jurisdiction of the Subdivision Plan as presented for E. Brickett, Map 7, Parcel 13. D. Moyer seconded the motion, which was approved. VOTE YES: P. Wentworth, D. Moyer, D. Howard, and R. Clark. APPROVED: The Board accepted jurisdiction of the subdivision plan as drawn for 07-013.

R. Clark asked if there were any plans to develop the easterly lot. C. Zilch said there are no plans for a development. R. Clark asked for comments from the abutters. P. Lindquist said the land is in current use and nothing can be done on this remaining parcel. D. Huston asked if a test pit was done on the 23-acre lot. That test pit is to prove the remaining lot is able to support a septic system. There were no further comments from anyone present. The monuments have not been set and that will be done.

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes 5 March 2012

PUBLIC HEARING

07-013 Brickett, Subdivision, 83 Emerson Avenue Continued from page 2.

MOTION

P. Wentworth made a motion to approve the Brickett Subdivision, tax map 7 parcel 13 as submitted for one lot with the dwelling and the remaining 23 acres to be in open space. D. Howard seconded the motion and it was approved conditional upon the payment of fees, setting the monuments and receipt of required documents. VOTE YES: P. Wentworth, D. Howard, D. Moyer, and R. Clark. CONDITIONAL APPROVAL: The conditions of approval for the Brickett Subdivision are payment of fees, boundary markers being set and providing the required number of prints, mylars, prints and a cad disk.

- Priscilla Lindquist returned to the Board.

1st PUBLIC HEARING 06-109 Site Plan, 48 Gigante Drive, TSP, ADC, Inc.

Chairman Clark opened the public hearing for Tee Sign Pro. The review letter from SFC Engineering dated 23 February 2012 is **Attachment #2**. Jim Lavelle, Lavelle Associates, presented the plans for an addition to the existing building and the relocation of the septic system to the rear of the lot. There will be continuous pavement around the building. The existing rock wall will remain as it is. The liquid propane gas tank will be moved. Septic approval from the State has been received. Approval from the Board of Adjustment was granted to allow for more than 20% of the lot to be covered with structures. It is anticipated this addition will increase business along with creating additional jobs. There are 34 parking spaces required. The plan provides 36 spaces plus the additional truck parking which is provided. R. Clark ask for a copy of the approval from the Board of adjustment and reminded Jim Lavelle this information must appear as a plan note with meeting date.

MOTION

Proctor Wentworth made a motion to take jurisdiction of the amended site plan for TSP, Inc. tax map 6 parcel 109 as presented. Priscilla Lindquist seconded the motion. VOTE YES: Proctor Wentworth, Priscilla Lindquist, D. Howard and D. Moyer; ABSTAIN: R. Clark. APPROVED: The Planning Board took jurisdiction of the TSP site plan as presented.

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes 5 March 2012

1st PUBLIC HEARING 06-109 Site Plan, 48 Gigante Drive, TSP, ADC, Inc. Continued from page 3.

Nick Cricenti asked for an overview of the building elevations and the site lighting. Jim Lavelle said the building would have a flat roof with roof drains. Randy Clark said the back rock wall was high and steep. Nick pointed out the walls have been there for two years now. J. Lavelle said they are going to continue the same wall around the building. The lighting will be shown on the plan. Jim Lavelle said the overhead doors would be taken out and moved to the new addition. N. Cricenti said that was fine. The Chairman asked if there were any questions or comments from the public or board members. J. Lavelle asked for a conditional approval.

MOTION

Priscilla Lindquist made a motion to grant conditional approval to the site plan 06-109 for ADC, Inc. to construct an addition to the existing building and associated site work subject to receipt and review of the building elevations, and addition of the plan note for the Board of Adjustment hearing allowing the building to cover more than 20% of the lot. Proctor Wentworth seconded the motion and it was approved. VOTE YES: P. Wentworth, D. Moyer, D. Howard and P. Lindquist; ABSTAIN: R. Clark.

APPROVAL: Conditional Approval voted for ADC, Inc., site plan on 06-109. The conditions of approval are receipt and review of the building elevations, and addition of the plan note for the Board of Adjustment hearing allowing the building to cover more than 20% of the lot.

1st PUBLIC HEARING 02-166, 167 Subdivision Mikutel, Hidertiotis, 5 Houston's Way

Chairman Clark opened the public hearing. SFC's review letter dated 23 February 2012 is **Attachment #3**. Jim Lavelle presented the plans. The plan is a lot line revision to correct the original line, which was serpentine to accommodate a pond. Parcel "A" coming from 02-166 is 818 square feet leaving a lot of 1.74 acres. Parcel "B" coming from 02-167 is 0.32 acres and Parcel "C" is .30 acres leaving a lot of 1.89 acres. The abutters are intending to straighten the lot line. The lots were not soil typed for this application. Nick Cricenti said the bump out on parcel "B" to accommodate the well radius is not proper on either lot by state law and was not when the wells were put in. He suggested the owners contact the DES and get a document for a well easement. N. Cricenti said the lots should be soil typed to prove they meet the requirements of the Town. Jim Lavelle said there is a wet area running through the lots.

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes 5 March 2012

1st PUBLIC HEARING 02-166, 167 Subdivision Mikutel, Hideriotis Continued from page 4.

N. Cricenti said, as the plan exists; it does not meet the requirements. R. Clark asked if the well on lot 166 met the setback requirement of 75 feet on this new plan or on the previous plan. J. Lavelle said they were not creating any larger problems. Randy Clark asked if the soils from the previous plan were used for the calculations. Jim Lavelle said the slope is better now and that makes the soils different; re-graded soil versus existing soil. R. Clark and N. Cricenti agreed the soil type and calculations are needed, especially in the re-graded area. J. Lavelle said the back upland soils have not changed and there is a low area in the middle of the lots. N. Cricenti pointed out the lots would not meet the contiguous soil requirement in use today. R. Clark said this lot line adjustment is more complex than usual. Jim Lavelle said if the lots did not meet the soil requirements, they would have to go to the Board of Adjustment. Mr. Lavelle requested the hearing be continued to April 2, 2012.

MOTION

P. Wentworth made a motion to accept jurisdiction of the subdivision, being a lot line adjustment between parcels 166 and 167, map 2 on the plan presented. P. Lindquist seconded the motion. VOTE YES: P. Wentworth, P. Lindquist, D. Howard, and D. Moyer; ABSTAIN: R. Clark. APPROVED: Jurisdiction was taken of the 02-166, 167-subdivision plan of M. Hideriotis and C. Mikutel.

MOTION

P. Wentworth made a motion to continue the hearing for the plan 02-166 & 167 on the plan presented to 2 April 2012. P. Lindquist seconded the motion. VOTE YES: P. Wentworth, P. Lindquist, D. Howard, and D. Moyer; ABSTAIN: R. Clark. APPROVED: Public Hearing for the subdivision plan of 02-166, 167 for M. Hideriotis and C. Mikutel continued to 2 April 2012.

OTHER J. Lavelle re: Maida Application 04-064

R. Clark, Chairman opened the discussion by asking J. Lavelle what he was here for. Jim Lavelle said the Maida has had a lot line change plan approved in 2006. The conditions of approval were not met and the conditional approval was rescinded. The proposal is for a septic system. They were granted relief by The Board approved the plan at that time. The site is still pre-existing and non-conforming.

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes 5 March 2012

OTHER J. Lavelle re: Maida Application 04-064 Continued from page 5.

N. Cricenti said the time for conditions to be met expired by state law and a new submission is required in order to get the plan recorded. R. Clark said there would need to be a public hearing and the abutters would have to be notified. Since SFC has reviewed the plan, another review would not be required. **See Attachment # 4.** The fees must be paid. Randy Clark cautioned them to be sure all the information on the plan is correct. The owner may be the same, but some of the abutters may have changed.

OTHER Water Suppression/Site Plan Regulations

Chairman Clark said the Site Plan Regulations do not contain the same wording as the Subdivision Regulations do. Any building greater than 1,000 square feet, excepting one and two family dwellings, is required to have a sprinkler system. The site regulations call for any structure greater than 5,000 square feet to have a sprinkler system, which is less restrictive. W. Warnock said they would like the ordinances to be consistent. Randy Clark asked Board members if there was any comment. P. Wentworth said the change should be made. W. Warnock said this could cause less confusion and is consistent within the regulations. The 2009 state regulations are the same. Nick Cricenti said to be compliant the year of the edition must be put in. Randy Clark said he would put something together. Will Warnock said he could mark something up and have it to the Board. Randy said that was fine and he would review it before publishing. The public hearing will be on 2 April 2012.

BOARD BUSINESS Minutes & Adjourn

- **Plan Review** Options were discussed and a time and place will be set for department heads to meet. N. Cricenti will coordinate the discussions.

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Minutes 5 March 2012

BOARD BUSINESS Minutes & Adjourn

- **Minutes** Chairman Clark asked members if there were any changes to the February 2 draft minutes. Page 1, paragraph 3, line 5 delete "get started with", line 7 move the comma to line 8 after "dirt,"; Page 3, paragraph 1, line 2 insert "on" after "the", line 17 change "of" to "this"; Page 4, paragraph 1, line 3 add "he" after "if", line 5 after "he" insert "has not seen".

MOTION

Chairman Clark made a motion to approve the minutes of 2 February 2012 as amended. He called for a vote and approval was unanimous.

Chairman Clark reminded the Board there would be two new members at the next meeting. He declared the meeting closed at 8:50 PM.

Respectfully submitted,

Susan Hastings, Secretary