

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes 2 April 2012

Chairman Randy Clark opened the meeting at 7:30 P.M. Present were Planning Board members Randy Clark, Proctor Wentworth, Dean Howard, Paul Carideo, Neil Emerson, and Priscilla Lindquist, ex-officio. Bill Weber was absent. Nicholas Cricenti, PE, Town Engineer and Planning Board Secretary Susan Hastings attended. Also in attendance were James Lavelle, Will Warnock and Penny Williams. The Publishing and Posting Affidavit, the list of persons attending and the correspondence are part of these minutes.

BOND 06-006, 154 Gigante Drive

Chairman Clark asked what the status of the bond was. S. Hastings informed board members she had contacted the owner, Bruce Worthen. Bruce said he would have the bond renewed before April 19, 2012.

PUBLIC HEARING Site Regulation Amendment Fire Protection Requirements

Chairman Clark opened the Public Hearing on the replacement to Section "T"; **Attachment # 1**. R. Clark asked N. Cricenti if he had reviewed the document and if he had any comments. Nick said he had reviewed it and it met the rules. The Chairman asked if there were any questions from members of the Board. Paul Carideo asked why the 1,000 feet was set as the criteria for extending the system. W. Warnock explained the fire apparatus carries hose in 1,000 foot lengths. N. Cricenti added the Town does not control the water system. W. Warnock said extension of the water system can reduce the costs of insurance. The Hampstead Area water company encourages new businesses which may be required to bear the full cost of line extension to recruit the other businesses to share the cost. The reduction in insurance costs compensates for the water line cost. The other way to reduce costs is to reduce the number of regulations they must meet. R. Clark pointed out the Board may waive a site plan requirement, especially if recommended by the staff review. Jim Lavelle asked if the regulation meant if there was 1,000 feet of water main then they would not have to extend the line. Nick said as an example, 800 feet of water main they would have to extend to install the hydrant. It was asked if the hose lines could be extended. W. Warnock said they preferred a water source with a hydrant. N. Cricenti added if they were within 500 feet they would extend the line 300 feet. There was no further discussion from the public or members of the board. R. Clark asked members if they were ready to vote. P. Carideo asked if he could vote since he was not at the previous discussions. R. Clark said changes to the subdivision or site plan regulations are required to have one public hearing and then the Board may vote.

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PUBLIC HEARING Site Regulation Amendment Fire Protection Requirements Continued from page 1

MOTION

P. Wentworth moved to approve the Fire Protection Requirements as an amendment to the site plan regulations. D. Howard seconded the motion. VOTE YES P. Wentworth, D. Howard, P. Lindquist, P. Carideo; NO N. Emerson; ABSTAIN R. Clark. APPROVED Replace Section T of the Site Plan Regulations with the Fire Protection Requirements as discussed.

Chairman Clark introduced the newly elected members to the Planning Board. He said both men bring experience in Town Government to the Planning Board as he welcomed them. Paul Carideo is a member of the Conservation Commission. Neil Emerson serves on the Board of Adjustment.

BOARD BUSINESS Plan Review

The Chairman reminded members of the discussion on the TRC, which reviewed plans. The opinion of the State Municipal Association was there could be a committee review as long as no members of the Planning Board were present. R. Clark said he further had a conversation with Attorney B. Loughman. She said she did not see any problems with an advisory staff review. Abutters would not be notified. The TRC was composed of the Police and Fire Chiefs, Code Enforcement Officer, Road Agent and the Town Engineer. Any meeting should be posted.

PUBLIC HEARING 02-166, 167 Subdivision Lot Line Revisions, Houston's Way

Randy Clark, Chairman, opened the hearing, which was continued from March 5, 2012. Jim Lavelle put up the plan for members to see the lot line change. The original submittal did not have soils and the well radius was inadequate. The second sheet of this plan set has the soils. He said the well radius waivers are recorded at the Registry of Deeds in Brentwood. Copies were presented: Map 2 Lot 7, owned by Cale Houston, is Book 3783 Page 2856, **Attachment # 2**, and Map 2 Lot 166, owned by Christopher Mikutel, is Book 5239 Page 1110, **Attachment # 3**. There is a small pond which flows off the property. Nick Cricenti said he had reviewed the lot size soil calculations and they were adequate for each lot. N. Emerson asked if the Group 5 soils were contiguous. N. Cricenti said the lots were compliant when they were developed. This is a land swap and they are not creating any new lots and the lots are no less

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PUBLIC HEARING 02-166, 167 Subdivision Lot Line Revisions Continued from page 2

compliant. N. Emerson asked why they did not have to go to the Board of Adjustment. R. Clark said the lots are grandfathered. N. Cricenti added the lots existed and are not less compliant. The Chairman asked N. Cricenti if all the items in his comment letter dated 23 February 2012 had been addressed. N. Cricenti said all the ones which could be addressed had been. The items such as the bench mark, professional stamps and grid coordinates would be on the final plan submitted for recording. J. Lavelle said he would be setting new bound markers. P. Carideo requested the book and page on the well easement documents recording be included as a plan note. He also asked to have the septic approval number added to the plan. N. Cricenti said the septic approval number is not needed because this is not a new site plan. P. Carideo asked if this could be included in the future. D. Howard said the septic approval numbers change whenever any work is done and a new permit is required. There were no further comments from the public or members of the Board.

MOTION

P. Wentworth made a motion to approve the plan 02-166, 167 as presented subject to the following conditions: the recording numbers of the well easement waivers will show as a plan note and the usual items will be addressed. J. Lavelle said the list of items is supplied to him by the Secretary. D. Howard seconded the motion. VOTE YES P. Wentworth, D. Howard, P. Carideo, N. Emerson, P. Lindquist; ABSTAIN R. Clark. CONDITIONAL APPROVAL The Subdivision Plan being a lot line adjustment of map 2 parcels 166 and 167 was approved subject to a plan note on the well easement recording numbers being added and the usual conditions of approval being met

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BOARD BUSINESS Election of Officers

Chairman Clark announced this is the meeting for the Board to elect officers for the year.

MOTION

Proctor Wentworth nominated Randy Clark as Chairman; Neil Emerson seconded the motion. VOTE Unanimous approval.

MOTION

Dean Howard nominated Proctor Wentworth as Vice Chairman; Neil Emerson seconded the motion. VOTE Unanimous approval.

Chairman Clark said the RSA's allow the Board to have a Secretary.

MOTION

Randy Clark nominated Susan Hastings as Secretary; Proctor Wentworth seconded the motion. VOTE Unanimous approval.

BOARD BUSINESS Meeting Time

Randy Clark said the Board had discussed changing the time of the meeting to 7:00 PM instead of 7:30 PM. P. Lindquist said the time was set when most of the members were working out of town. Now most of the Boards meet at 7:00 PM.

MOTION

Proctor Wentworth made a motion to set the time for the Planning Board meetings at 7:00 PM. Priscilla Lindquist seconded the motion. VOTE Unanimous approval.

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BOARD BUSINESS

- **19-009 Winchester Heights** Nick Cricenti told the Board he and W. Warnock, Hampstead Fire had met with the developer, Lamontagne, and they are going to arrange with the Hampstead Area Water Company to put in a water line and a hydrant. Originally the plan was for a pond and dry hydrant as a water source. N. Emerson asked N. Cricenti if he was sure and Nick said he was very sure. The water company has a standing bond so no further bonding is needed.
- **Master Plan R.** Clark said the Board has a CD of the maps to go with the document and these are being put together.
- **Minutes** Chairman Clark asked members if there were any changes to the April 2 draft minutes. Page 1, paragraph 2, line 6 add "be calculated" after "to"; Page 2, paragraph 1, line 2 change "of" to "or" and paragraph 3, line 3 add "the" before "23"; Page 4, paragraph 4, line 2 change "wall were" to "rock wall was"; Page 4, paragraph 2, line 5 add "for this application" after "typed"; Page 6, paragraph 1, line 5 change "member" to "members". The Chairman asked for a motion.

MOTION

Vice Chairman Proctor Wentworth made a motion to approve the minutes of 2 April 2012 as amended. Priscilla Lindquist seconded the motion. VOTE Approval was unanimous.

MOTION

Chairman Clark made a motion to adjourn at 8:15 PM. VOTE Approval was unanimous.

Respectfully submitted,

Susan Hastings, Secretary