

# HAMPSTEAD PLANNING BOARD

11 Main Street Hampstead New Hampshire 03841-2033

## Minutes for 4 June 2012

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Chairman Randy Clark opened the meeting at 7:00 P. M and noted that all members were present, Proctor Wentworth, Dean Howard, Paul Carideo, Neil Emerson, Bill Weber and Priscilla Lindquist, ex-officio. Planning Board Secretary Susan Hastings attended. In attendance were James Lavelle, Kevin Camm, Donna Chandler, Penny Williams and Cara Hogan. The Publishing and Posting Affidavit and the list of persons attending the hearing are a part of the record. The next meeting is 16 July 2012. The last date to file plans for a hearing on this date is 25 June 2012.

R. Clark said Depot Development was not ready to continue the conceptual discussion and requested a continuance to the next meeting on 16 July 2012. The letter mistakenly gave a date of 9 July 2012.

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

### **BONDS 19-009 Winchester Heights, Road Bond**

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The Chairman opened the hearing on Winchester Heights bond. Kevin Camm said the plan had received conditional approval. He had taken the plan to the Registry to have them ok the plan before submitting it for approval. The estimates from SFC Engineering, **Attachment # 1**, fee for engineering are estimated at \$2,500.00. The bond for the road is \$72,200.00. The property is currently in Kevin Camm' name. R. Clark asked for comments from Board members or members of the public.

#### **MOTION**

**Paul Carideo made a motion to set the bond amount for Winchester Heights Drive for the amount estimated by SFC Engineering, \$72,200.00. Neil Emerson seconded the motion. The vote to approve was unanimous. YES Proctor Wentworth, Neil Emerson, Dean Howard, Priscilla Lindquist, Paul Carideo, and Bill Weber. ABSTAIN Randy Clark.**

# HAMPSTEAD PLANNING BOARD

11 Main Street Hampstead New Hampshire 03841-2033

## Minutes for 4 June 2012

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**BONDS 19-009 Winchester Heights, Road Bond**

Continued from page 1.

### MOTION

Paul Carideo made a motion to set the Engineering Fee for Winchester Heights Drive at \$2,500.00f, the amount estimated by SFC Engineering. Neil Emerson seconded the motion. The vote to approve was unanimous. YES Proctor Wentworth, Neil Emerson, Dean Howard, Priscilla Lindquist, Paul Carideo, and Bill Weber. ABSTAIN Randy Clark.

- Proctor Wentworth returned to the Board.

### BONDS

#### **17-289 PD Circuits, Starwood Drive Hydrant Bond Release**

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Chairman Clark read the letter from SFC Engineering **Attachment # 2**. The only outstanding item was a letter from the Hampstead Fire Department on the status of the hydrant; Chief Carrier's letter is **Attachment # 3**. It verifies the hydrant had been tested and is acceptable. Neil Emerson asked where the hydrant was and Randy explained its, location on Starwood Drive at Ccorio Realty LLC, 2 Starwood Drive. The Chairman asked for comments from the public, there was none and he called for a motion.

### MOTION

Proctor Wentworth made a motion to release the balance of the bond for PD Circuits. Dean Howard seconded the motion and it was approved unanimously. YES Dean Howard, Bill Weber, Priscilla Lindquist, Paul Carideo and Proctor Wentworth. ABSTAIN Randy Clark.

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## Minutes for 4 June 2012

---

### 1<sup>ST</sup> PUBLIC HEARING

#### **4-12, 12-1, 64 Subdivision/Lot Line P. Maida, Eagle Road**

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Chairman Clark opened the public hearing for Paul Maida. Jim Lavelle presented the plans to the Board members. He explained the basic elements of the plan. Lot # 06-012-1 will receive 1/100<sup>th</sup> of an acre from 04-012 and 04-012 will get 2/100<sup>th</sup> acre from lot 04/064 to accommodate the septic system. The garage shown is now a storage shed. Neil Emerson said the Board of Adjustment had granted variances to the applicant in September 2006. This information was not shown on the plan. J. Lavelle said there are no septic systems on the lakeside of the lots. The Chairman recognized Mrs. Chandler, owner of 4-12. She said she was in favor of approving the plan. Paul Carideo said the change is making 4-12 less conforming. J. Lavelle said these undersized lots were pre-existing/non-conforming and that is not changing. Randy Clark said the plan needed to show the variance or variances. Paul Carideo asked to have the deed reference added to note # 4. He asked if the driveways were affected and Jim Lavelle said they were not changed by the lot line changes. Paul Carideo asked if Eagle Road was public or private. Priscilla Lindquist said the Town cannot maintain a private road. Proctor Wentworth said the road was paved by the Town when he was road agent. Jim Lavelle said he would expect by this time it was a public road by prescriptive use. Neil Emerson asked where the septic system for 4-12 was. Jim Lavelle said it was not on the plan. The Chairman invited public comment and there was none.

### MOTION

**Randy Clark made a motion to continue the Public Hearing for Paul Maida, 4-12, 12-1, 64 to the July 19, 2012 meeting. Chairman Clark said he wanted to see the variances. Bill Weber seconded, and the motion was approved. YES Dean Howard, Bill Weber, Priscilla Lindquist, Paul Carideo, Neil Emerson and Proctor Wentworth. ABSTAIN Randy Clark.**

### OTHER

#### **Conceptual 1-18 Depot Development**

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Chairman Clark announced a letter had been received from MHF Design Consultants, Inc., Mark Gross requesting a continuance for the Depot Development Conceptual Discussion and members agreed.  
**Attachment # 4.**

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## Minutes for 4 June 2012

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### OTHER

#### **Conceptual 1-18 Depot Development**

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Randy Clark announced the continued conceptual discussion for Depot Development map 1, parcel 18 is again continued to the next Planning Board meeting 16 July 2012.

### BOARD BUSINESS

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- **Correspondence Ordway Park Committee** requested draft minutes and their letter placed on file.  
**Wireless Communication Hampton NH**, notified Hampstead 12 panel antennas were proposed to be installed at Ocean Crest Condominiums. The notice was posted and the letter placed on file. Randy Clark said all towns within a twenty-mile radius are required by the State to be notified.  
**SFC Engineering 19-9 Construction Progress Reports # 4 and 7** are on file.

- **Member Comments**

**Master Plan** P. Lindquist asked the status of the Master Plan and Web Site. Randy Clark told her three of the four sections are approved. The Future Land Use section had maps attached and it took some time to get a cd with the correct maps. The cd includes other maps as well. He added he had taken copies of all the maps provided on the cd and sorted out the ones attached to the Land Use section. Tina Harrington is working to merge the text and the maps. The next step will be to have a Public Hearing. Priscilla Lindquist asked where the Build-out was. Randy Clark said this was not a part of the Master Plan. The maps used in the Master Plan are zoning districts, sub-surface water, Hampstead Area Water Company water lines, and future land development and conservation maps. In all about 10 maps are included. Rockingham Planning Commission retained the map information. The Board does have some hard copies. Randy Clark added we now have the disk with the maps and some other things. He added he is putting together a set to go into the text. Paul Carideo asked if the maps such as the aquifer map had been coordinated with the Conservation Commission. Susan Hastings pointed out the work done has been to add new required sections to the existing Master Plan. Randy Clark added the Board has been working with Glenn Greenwood, Rockingham

# HAMPSTEAD PLANNING BOARD

11 Main Street Hampstead New Hampshire 03841-2033

## Minutes for 4 June 2012

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### **BOARD BUSINESS** Continued from page 4

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#### **Master Plan**

Planning Commission. He worked using the Speak Up Hampstead information gathered. The text was easier to get back than the maps.

**Web Site** Priscilla Lindquist asked what the status of the web site was saying the new members were listed but Priscilla Lindquist was not and minutes were missing from May 2011 forward. Susan Hastings said she was waiting on training.

**Agenda Process** Neil Emerson asked when items were added to the agenda. Randy Clark said the agenda sent out is a final agenda for the public hearings. Items like a bond release may come in from the Town Engineer. If there is time, a revised agenda is posted along with the previous agenda and this agenda is provided to members at the meeting. Bonds do not require a public hearing since they are Board business.

**Member Comments Technical Review Committee** Neil Emerson asked why these were provided after the hearing. Randy Clark said they were available at the public hearing and he was being provided a copy since he was not at the meeting.

**Supreme Court Ruling** Neil Emerson asked why this was sent to members. Randy Clark said it was for information purposes. The Planning Board had objected to the Depot Development proposal listing four items. The Judge had considered only one point as legitimate with the evidence to support it. The other three points may not be valid or not have enough supporting documentation. Bill Weber said three were not considered. Neil Emerson asked what this had to do with the new proposal and Randy Clark said Bill Weber had asked for it to be sent out. It does give members some understanding of how the Supreme Court works. Randy Clark said any plan, which is sufficiently different from a previous one may be considered. He encouraged the Board member to read and be familiar with the zoning, subdivision and site plan regulations.

# HAMPSTEAD PLANNING BOARD

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## Minutes for 4 June 2012

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### **BOARD BUSINESS** Continued from page 5

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**Engineering Plan Review Neil** Emerson asked what the engineer looked at when reviewing a plan. Randy Clark explained all the technical information is reviewed. He looks at every aspect of the plan and if he does not have the expertise, he can bring in a member of his staff.

- **Minutes and Adjourn 7 May 2012** Minutes The following changes were made to the minutes: Page 1, paragraph 3, line 16 change "The" to "Kevin Hatch said the"; Page 2, paragraph 5, line 1 change "member" to "members"; Page 4, paragraph 1, line 1 change "with in" to "within".

#### **MOTION**

**Randy Clark made a motion to accept the minutes of 7 May 2012 as amended. He asked for a vote and they were approved unanimously.**

#### **MOTION**

**Priscilla Lindquist made a motion to adjourn. Chairman Clark declared the meeting ended without objection.**

Respectfully submitted,

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Susan Hastings, Secretary