

# HAMPSTEAD PLANNING BOARD

11 Main Street Hampstead New Hampshire 03841-2033

## Minutes for 1 October 2012

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Chairman Randy Clark opened the meeting at 7:00 PM. Members present included Randy Clark, Proctor Wentworth, Paul Carideo, Neil Emerson, Dean Howard and Priscilla Lindquist, Ex-officio voting member. Nick Cricenti, PE, SFC Engineering and Planning Board Secretary attended. Attendees included Richard Towne, Bruce Worthen, Lynn Balk, Neil Balk, Scott Hogan, Janet Rabideau, Erin Bennett, Chad Bennett, Kirk Bradford, and Julia Forbes. The Publishing and Posting Affidavit is Attachment # 1. The list of persons attending are a part of the record.

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

**01-018 Depot Crossing Site** Continued from 17 September 2012

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The Chairman opened the Public Hearing. He read a letter from the developers (Attachment #2), Bruce Worthen and Richard Towne, to continue the hearing for two weeks. R. Clark said he did not mind, provided the Board agreed. Randy Clark questioned whether they would have the state DOT permit. Mark Gross assured the Board it would be "in hand".

### MOTION

**Paul Carideo made a motion to continue the Public Hearing to 15 October 2012. Proctor Wentworth seconded and the vote was unanimous. VOTE YES , Proctor Wentworth, Paul Carideo, Neil Emerson, Dean Howard and Priscilla Lindquist; ABSTAIN Randy Clark.**

Chairman Clark recognized Julia Forbes. She presented two letters with a package of supporting documentation. Copies will be provided for the members. Attachment # 3. Attorney Scott Hogan asked to address the Board. The Chairman agreed. Attorney Hogan greeted Board members saying it had been ten years since he was last here. The Board was assured the abutters would present new statistics on traffic and traffic accidents. He said he would provide the Board with a client list and a memorandum of the issues.

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

**Master Plan *Existing and Future Land Use***

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Chairman Clark gave a brief history of the land use section of the Master Plan. This section contains many maps. These maps have made the document too large to send by computer. The sections were

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

#### **Master Plan *Existing and Future Land Use***

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adopted individually: June 7, 2010 Vision Statement Adopted; June 7, 2010 Transportation Adopted; July 19, 2010 Natural Resources Adopted; October 4, 2010 Future Land Use Conditionally Adopted; October 1, 2012 Future Land Use Public Hearing tonight. R. Clark said the maps would be available on a CD for \$10.00. Paul Carideo said he was sure there was technology to reduce the maps so they could be sent on the internet. There was no further discussion of the Future Land Use section of the Master Plan. Attachment # 4. The Chairman called for a vote.

### MOTION

**Proctor Wentworth made a motion to approve the *Existing and Future Land Use* section of the Master Plan. Paul Carideo seconded the motion. VOTE YES; Proctor Wentworth, Paul Carideo, Neil Emerson, Dean Howard, Priscilla Lindquist, and Randy Clark.**

### PUBLIC MATTERS

#### **Lombardi Plan of Merger of Lots**

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Chairman Clark asked what the issues were. Susan Hastings said Mrs. Lombardi had come in for a tax abatement for a merger of her lots on Mills Shore Drive adding her surveyor said the plan was recorded at the Registry of Deeds. The Assessor said he could not find the plan and asked S. Hastings if she had any record of the plan. Two weeks later Mrs Lombardi called and said she had found a plan recording number in her papers. The issue is the RSA's require a perimeter survey be provided to the Town after the recording. The Chairman asked for a letter to be sent to Mr. Lavelle explaining the problem. Paul Carideo suggested a requirement be put into the subdivision regulations on this.

### BOARD BUSINESS

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- **Minutes** The minutes of the September 17, 2012 meeting were edited as follows:  
Page 1, Paragraph 1, Line 2, Add "voting member" after "ex-officio"; Add a paragraph for the Board taking Jurisdiction of Depot Development; Paragraph 3, Line 10, Delete the sentence beginning "In 1935, the";

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### BOARD BUSINESS

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**Minutes** Continued from page 2

Page 2, Paragraph 1, Line 5, Add "groove capacity", Line 9, Add "on the North side" after "banking"; Paragraph 2, Line 4, Change to read "Some wrong appendices' used were corrected and given to the Traffic Analysis group.";

Page 3, Paragraph 4, Line 1, After "intersection" add "(Route 121 and Derry Road);

Page 4, Paragraph 1, Line 9, Change to read "Mark Gross said at other times the intersection ratings would be at "B or C"; Line 21, Change to read "Mark Gross said"; Line 25, Change to read "Julia Forbes asked when the traffic count was conducted and if it included Pinkerton Academy traffic.";

Page 5, Paragraph 1, Line 11, Create a new paragraph beginning with "Richard Hartung", Line 15, Create a new paragraph beginning with "Karen Yasenka", Line 24, Create a new paragraph beginning with "Craig Bennett";

Page 6, Paragraph 1, Line 11, Change "11 AM" to "11 PM"; Line 13, Change "The credit card" to read "It was asked if the credit card sales at the pumps will be 24 hours."; Line 21, After "berms" add "or filtration system for the detention pond."; Line 24, Delete "There for" and Change the next sentence to begin "There are no cross sections and no test pits." Add "Randy Clark suggested this discussion be continued by phone." Line 27, Change the sentence to read "R. Clark asked M. Gross if he expected this to happen by October 1." Add "This condition is to be met before drilling a well.", Line 28, Change to read "Mark Gross affirmed he would have the Department of Transportation permit by the first of October. Page 7, Paragraph 2, Line 1, Change to read "property owned by Richard Towne.";

Page 8, Paragraph 4, Line 1, Change to read "Neil Emerson asked why the Chairman does not vote. Randy Clark said he followed the procedure in place when he came on the Board." Paragraph 9, Add the motion to approve the minutes. Paragraph 10, Add the motion to adjourn.

### MOTION

**Chairman Randy Clark called for a vote to approve the minutes as amended. VOTE YES Proctor Wentworth, Paul Carideo, Neil Emerson, Dean Howard, and Priscilla Lindquist, ABSTAIN; Randy Clark.**

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### BOARD BUSINESS

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Paul Carideo said there was no wetlands permit and Randy Clark pointed out there were no wetlands impacted. The Chairman asked the Secretary, Susan Hastings, to send the corrected minutes to the members. She commented these were difficult minutes.

- **Adjourn**

#### MOTION

**The meeting was adjourned on a motion by Proctor Wentworth; Paul Carideo seconded. VOTE YES; Proctor Wentworth, Paul Carideo, Neil Emerson, Dean Howard, and Priscilla Lindquist, ABSTAIN; Randy Clark. The meeting was adjourned at 8:20 PM.**

Respectfully submitted,

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Susan Hastings