

HAMPSTEAD PLANNING BOARD

11 Main Street Hampstead New Hampshire 03841-2033

Minutes for 3 December 2012

Chairman Randy Clark opened the meeting at 7:00 PM. Members present included Randy Clark, Proctor Wentworth, Neil Emerson, Bill Weber, and Priscilla Lindquist, Ex-officio voting member. Nick Cricenti, PE, SFC Engineering and Planning Board Secretary Susan Hastings attended. Others attending were Bruce Worthen and Julia Forbes. Planning Board members Paul Carideo and Dean Howard were absent. The list of persons attending is a part of the record.

Chairman's Announcements

- The last date to accept Petition Zoning Articles is 12 December 2012. These are submitted to the Selectmen for review prior to their submission to the Planning Board.
- The next meeting is 7 January 2013. The last date to submit plans for a public hearing in January is 17 December 2012.

BOND 19-009 Winchester Heights Bond Release

Chairman Clark said the developer, Lamontagne Builders, had requested the bond being held for Winchester Drive be released. SFC Engineering has sent a recommendation dated 27 November 2012, **Attachment # 1**, to the Board. Nick Cricenti summarized the project status at the Chairman's request. The balance of the bond is \$72,200.00 (correction to his letter). He observed installation of the final layer of pavement for the road on 19 November 2012. The Town Engineer believes all road bonded improvements are complete and satisfactory. The Fire Department has tested the hydrant. Susan Hastings noted the road deed has been received and forwarded to Town Counsel for review. The Chairman asked if there were any further comments or questions from the Board or members of the public present. There was none.

MOTION

Proctor Wentworth made a motion to release the full amount of the road bond (\$72,200.00 plus interest) being held for Winchester Heights Subdivision, map 19 parcel 9. Priscilla Lindquist seconded the motion and it was approved. VOTE YES: Proctor Wentworth, Priscilla Lindquist, Bill Weber, and Neil Emerson; ABSTAIN: Randy Clark.

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BOND 01-018 Depot Crossing, Erosion and Sediment Control Bond

Chairman Clark said the developer had requested the bond for erosion and sediment control for Depot Crossing. Nick Cricenti, SFC Engineering Partnership had prepared the documents dated 27 November 2012, **Attachment # 2**. Randy Clark said there are two bonds and each requires a separate vote. Bruce Worthen contacted Nick Cricenti to prepare the bond estimate and he was satisfied with the document. The Chairman asked Board members and others if there were any further comments. There being none, he called for a motion.

MOTION

Proctor Wentworth made a motion to set the Erosion and Sediment Control bond for Depot Crossing, map 1 parcel 18, at \$130,900.00 as recommended by the Town Engineer. Priscilla Lindquist seconded the motion. It was approved, VOTE YES: Proctor Wentworth, Priscilla Lindquist, Neil Emerson, and Bill Weber; ABSTAIN: Randy Clark.

Neil Emerson said the money for inspections did not seem to be enough. Nick Cricenti said the cost for the erosion and sedimentation was usually pretty close to his estimate. He added technical inspections requested by the Code Enforcement Office were often costly but is separate (through the building department). Randy Clark said when there were inspections done for buildings, those fees were more and not part of the Planning Board. Proctor Wentworth asked about the cape cod berm. N. Cricenti said no asphalt was used for the curb or berm; crushed rocks were used to channel the runoff per the plan.

Chairman Clark asked Julia Forbes if she wanted to comment and she said no.

MOTION

Proctor Wentworth made a motion to set the engineering fee for inspections at \$2,500.00 for Depot Crossing, map 1 parcel 18, as recommended by SFC Engineering. Priscilla Lindquist seconded the motion. VOTE YES: Proctor Wentworth, Priscilla Lindquist, Bill Weber, and Neil Emerson; ABSTAIN: Randy Clark.

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Bill Weber asked if the conditional approval meant no work could begin. Nick Cricenti said all approvals and the other conditions have to be met before moving onto the site. The well is off-site and a well easement from the Town of Derry will be needed. The State requires a flow test and a quality and quantity test for a water supply. This is all part of the bond. Priscilla Lindquist asked if the developers had bought the water site. Neil Emerson added they would need to bore under the road to bring the water to the site.

Randy Clark said he had some other information on the Depot Development Site for the Board. The numbers he had used for the population was taken from the Town Reports, which listed the 2000, and 2010 federal census numbers. The numbers Bill Weber provided were from his independent research.

Joe Beaudoin had provided additional information on the number of accidents at The Routes 121A and 111 intersection. The Chief said the original numbers for accidents came in with just Depot Road, Derry Road, Main Street and/or 121. Randy said Joe had given him more figures for the last three years, which include all accidents in Hampstead. The most accidents occur at Routes 111 & 121A: 2009 accidents 14; 2010 accidents 8; 2011 accidents 8.

BOARD BUSINESS Minutes and Adjourn

The minutes for 5 November 2012 were edited as follows: Page 2, Paragraph 4, Line 1: place a comma after "Chief"; Page 3, Paragraph 5, Line 2, change "9297" to "8297" and change "720" to "725"; Page 5, Paragraph 4, Line 3, add a comma after "state-wide", and change "there some" to "there are some"; Page 6, delete the last sentence; Page 7, Paragraph 2, Line 1, change "Gross" to "Gross' ", and Line `10 change "of the of" to "of the"; Page 8, Paragraph 2, Line 3, change "did find" to "did not find"; Page 9, Paragraph 2, Line 5, delete one phrase "there had been"; and Paragraph 2, Line 1 after "said" add "the" and Paragraph 6, Line 1 change "Study" to "Safety"; Page 11, Paragraph 1, Line 10, change "consideration" to "considered".

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BOARD BUSINESS Minutes and Adjourn

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MOTION

Randy Clark made a motion to approve the minutes of 5 November 2012 as amended. Proctor Wentworth seconded the motion.

Julia Forbes asked to make corrections to the minutes. Chairman Clark asked what they were. Julia told the Board on page 8 to change "Ordway Fields" to "Depot Fields" and add emphasis: on page 10 to add "photos of Ordway Park" and "Trustee of Trustee Funds documents" and add emphasis. Chairman Clark agreed to the historical changes and said he would change his motion to include them. Proctor Wentworth said he would accept the motion as amended. Historical amendments added to edited minutes; Page 8, Paragraph 1, Line 3, change "Ordway Fields" to "Depot Fields"; Page 10, Paragraph 1, Line 1, after "photos" insert "of Ordway Park", and Line 3 add "Trustee of Trust Funds" before documents.

Randy Clark said he would accept the "historical amendments suggested by Julia Forbes as part of his motion. Proctor Wentworth said he would accept the amended motion, which included the "historical amendments. VOTE YES: Proctor Wentworth, Priscilla Lindquist, Bill Weber, and Neil Emerson; ABSTAIN: Randy Clark. DECISION: The minutes of 5 November 2012 were accepted as amended, including the historical amendments.

MOTION

Proctor Wentworth made a motion to adjourn the meeting at 9:10 PM. Priscilla Lindquist seconded the motion. Chairman Clark declared the meeting adjourned "without objection".

Respectfully submitted,

Susan Hastings, Secretary