

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes 7 October 2013

Chairman Randy Clark opened the meeting at 7:00 PM. Members present were Randy Clark, Chairman, Paul Carideo, Vice Chairman, Neil Emerson, Chris Dane, Chad Bennett and Priscilla Lindquist, ex-officio voting member. Susan Hastings, Secretary attended. Bill Weber was absent. Members of the public were Rosemary Berube and Penny Williams, Media. The Publishing and Posting Affidavit and the correspondence are part of these minutes.

CHAIRMAN'S REMARKS

Randy Clark announced the next meeting would be on November 4, 2013. Plans for a public hearing at the next meeting must be submitted by 14 October 2013.

LOT CONSOLIDATION - 14-054 & 025 R. Berube, 13 Sherry Lane, Hampstead, NH

Chairman Clark described the lot consolidation proposed by Rosemary Berube, 13 Sherry Lane, to consolidate lot 14-054 and right of way 14-025 each owned by her. Both Paul Carideo and Neil Emerson questioned her ownership of the lot. R. Clark read the deed of the transfer of ownership from the developer TEA-BRC Inc. to the Berube's on October 25, 1977. There were no other questions or comments. Chairman Clark said he would sign the lot consolidation for recording at the Registry of Deeds. A copy will be provided to the Town Assessor. Attachment # 1.

PUBLIC HEARING - 07-010 Hampstead Police Station, Veterans Way

The Chairman opened the public hearing for the new Hampstead Police Station to be located on Veterans Way in Hampstead,, NH. SFC Engineering did a plan review and their report is Attachment # 2. Randy Clark introduced Architect Kyle Barker and Engineer Mark Gross who would be presenting the plans to the public. The plans have gone out to bid. M. Gross said he would leave a plan set with the Planning Board for future reference. The structure will be located on Veterans' Way a road leading into Irongate Development. The building will have 7,000 square feet of space on one floor. The building meets the required setbacks. There will be front door and sally port access into the building.

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PUBLIC HEARING - 07-010 Hampstead Police Station, Veterans Way

Cont'd from page 1 There will be a garage and a fenced area for impounded vehicles. The site will have access onto Stage Road and Veteran's Way. The Hampstead Area Water Company will supply water from the line in Irongate. The 6-acre lot will have a septic system. Neil Emerson asked the location of the septic system and the garage. There will be minimal drainage from the site. Paul Carideo said the Conservation Commission is concerned with runoff onto the adjacent conservation area. He added the area is not usable in the spring because of the water. M. Gross said the area has treatment swales and piping to carry the runoff to the appropriate area. There would not be any direct runoff. P. Carideo asked about a pipe, which runs under the sand pile. Mark Gross answered he was not aware of any drainage pipe there. He added there are four areas where runoff is delayed before it exits the site. The whole site has a gentle slope to the south. Paul Carideo said he was still concerned with the runoff and its effect on the conservation area and the neighbors. Neil Emerson asked if any work would be done to the culvert in front of the Town Garage. He said he did not want to see any problems develop between the station and the town garage over drainage which is all to the south. N. Emerson said the emergency access from Irongate is to the south side of the town garage and this needed to remain passable. There is still a bond being held for Irongate.

R. Clark asked to see the building plan. It shows a single story wood frame building with a pediment over the main entrance. There will be visitor parking in the front of the building. There is a mechanical room at the rear of the building. The layout was explained generally with offices and reception in the front and the interrogation rooms, holding area, kitchen, multi-purpose room and like facility rooms to the rear. P. Carideo asked if there were floor drains in the garage. M. Gross said they were still discussing the design of the space. The sally port will have an oil/sand separator because this is expected to get more use. Chad Bennett asked about roof drains. The roof will have overhangs to eliminate the need for them. R. Clark asked for a copy of the plans and elevations. C. Bennett asked where the signs would be. K. Emerson, Code Enforcement Officer, said they will be directional and that will probably be decided by the

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Cont'd from page 2 Police Chief. Paul Carideo asked about the amount of disturbed area and Mark Gross told him it was less than 100,000 square feet. Neil Emerson thanked Mark Gross and Kyle Baker for taking the time to make this presentation of the plans for the Police Station. The Chairman said he appreciated being able to discuss the plans and requested that copies be left in the office for the public to review. M. Gross said he would leave seven of the small sets and a couple of the large.

BOND - 07-022 Irongate Bond Time Extension

Chairman Clark informed Board members the Letters of Credit posted by Trendezza are coming due. They are Letter of Credit #98-88 for \$90,035.00 and Letter of Credit #98-89 for \$26,800.00. The expiration date is 11-30-2013. Pentucket Bank was contacted on 9/13/2013 but they have not responded yet.

PUBLIC HEARING - 06-046 Tropic Star, 235 Stage Road

The Chairman read an e-mail from Wayne Merrill requesting the hearing be continued to the next meeting, Attachment # 3. They are meeting with the NHDOT and expect approval shortly. They have requested a meeting with the developer.

MOTION

Neil Emerson made a motion to continue the Public Hearing for 235 Stage Road Site Plan, Tropic Star 06-046 to the next meeting on 4 November 2013. Paul Carideo seconded the motion and it was approved. VOTE YES - Neil Emerson, Paul Carideo, Chris Dane, Chad Bennett and Priscilla Lindquist; ABSTAIN - Randy Clark.

PUBLIC HEARING - 10-005 S. Hatem LLC Site, 15 Owens Court

Randy Clark, Chairman said there is a letter from Steve Hatem requesting the hearing be continued to the next meeting in November, Attachment # 4. They are waiting for a letter from the Fire Department

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PUBLIC HEARING - 10-005 S. Hatem LLC Site, 15 Owens Court

Cont'd from page 3 requesting a waiver to the requirement for a cistern. They asked to have the hearing continued to November 4, 2013.

MOTION

Paul Carideo made a motion to continue the Public Hearing for Steve Hatem's Site Plan, 10-005 to the next meeting on 4 November 2013. Chris Dane seconded the motion and it was approved. VOTE YES - Paul Carideo, Chris Dane, Chad Bennett, Neil Emerson, and Priscilla Lindquist; ABSTAIN - Randy Clark.

OTHER - 01-018 Depot Development NH Historical Survey

Randy Clark told Board members he sent a letter to Mark Gross asking for clarification on their application where a "no" box was checked on the application to the New Hampshire Historical Survey for approval. The Chairman said he had spoken with M. Gross who provided him with the following information, Attachment # 5. He spoke with Edna Feighner, Archaeologist and Review Compliance Coordinator for the New Hampshire Historical Resources and she said a stone wall is considered historical if it is found on the property line boundaries or along the street. However, it is not considered a major structure. The documents presented were reviewed and it was determined that Depot Development is not removing the wall or doing anything that would require further review. The stone wall should be documented. Mark Gross said this wall is shown on the survey. E. Feighner said the abutter has indicated the wall was torn down or destroyed and she has asked for pictures but none has been provided yet. Ms. Feighner indicated they might require the stone wall to be rebuilt. The NHDHR will not stop the project from moving forward and that they have no concerns. R. Clark suggested the Historical Commission might want to contact the NHDHR and have Ms. Feighner come down and speak with the Historical Commission.

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BOARD BUSINESS

- **Zoning Proposal** R. Clark said he wanted to propose a change to the way the fee schedule is adopted but wanted to look into it further.

- **Correspondence**

01-032 V. Morris The Board has received the mylar & final plans, CAD, and a copy of the Sandown Planning Board approval. The plans left here were reviewed, signed and returned to Sandown for their Board to sign. Tim Lavelle said he would provide the Board with a copy of the signed and recorded document and a copy of the plan set.

01-018 Depot Development Attorney Loughman sent notification the case is being scheduled on the Supreme Court docket. Attachment # 6.

03-132 Conservation/Emmert SFC response to Mr. Green's letter is Attachment # 7. Chairman Clark asked P. Carideo to follow up on this project. P. Carideo presented a letter and copy of the Flood Insurance Rat Map Panel 365, Attachment # 8.

P. Carideo stepped down from the Planning Board to present items for the Conservation Commission. He requested three waivers from the Site Plan regulations. The first waiver was from **Section III – General Requirements – B (7)** which may require easements to accommodate existing and proposed traffic, access for firefighting apparatus and to provide a convenient access system. The waiver request is based upon the land being transferred to the Town of Hampstead Conservation Commission and is to be used as open space that will directly connect to Map 3 Lot 54 and Map 3 Lot 133. To adhere to this requirement at this time would be premature. The 20-foot access lane that is to be provided was planned so as not to trespass on the remaining land of Mrs. Emmert. There was a brief discussion. The parcel contains approximately 17 acres. There was no further discussion.

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BOARD BUSINESS - 03-132 Conservation/Emmert

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MOTION

Neil Emerson made a motion to grant a waiver to the provision of Section III-General Requirements-B (7) of the Subdivision Regulations. Chris Dane seconded the motion and it was approved. VOTE YES – Neil Emerson, Chris Dane, Priscilla Lindquist, and Chad Bennett; ABSTAIN – R. Clark.

Paul Carideo explained the second waiver request was for relief from the requirements of Section III – General Requirements – B (10) Driveway Location. Paul Carideo said the waiver is being requested based upon the current lot, which is vacant and will remain vacant until a building permit is requested. We feel that it would be appropriate to require a driveway permit when the driveway is located.

MOTION

Neil Emerson made a motion to waive the provisions of Section III – General requirements – B (7) of the Subdivision Regulations. Chris Dane seconded the motion and it was approved. VOTE YES – Neil Emerson, Chris Dane, Priscilla Lindquist, and Chad Bennett; ABSTAIN – R. Clark.

Paul Carideo requested a waiver from Section Vi – Plat Details – A: Final Plat (4) SFC commented in their letter the regulation requires water courses and flood zone locations with base flood elevations that may exist within five hundred (500) feet of the Subdivision boundaries are not shown on the plan. If none exists, the plan needs a note to reflect this condition.

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BOARD BUSINESS 03-132 Conservation/Emmert

Cont'd from page 6 P. Carideo said the Conservation Commission is requesting a waiver to this section based upon the difficulty of graphically reproducing the Flood Line off site. A Firmette was created that shows the lines, which indicates the Flood Line, is most likely within the 500 feet but not located on Map 3 Lot 132. There may be some flooding onto the land intended to be purchased by the Conservation Commission but not onto the Emmert lot.

MOTION

Neil Emerson made a motion to grant a waiver to Section Vi – Plat Details – A: Final Plat (4) of the Subdivision Regulations regarding the specific flood plain requirement. Chris Dane seconded the motion and it was approved. VOTE YES – Neil Emerson, Chris Dane, Priscilla Lindquist, and Chad Bennett; ABSTAIN – R. Clark.

Paul Carideo said the last item was the signature block and the correct block required will be on the plan. He added that each of the waivers granted would appear in the "NOTES" on the mylar.

BOARD BUSINESS

Paul Carideo rejoined the Planning Board.

- **Member Comments**

01-032-1 V. Morris Subdivision Secretary Susan Hastings said the V. Morris subdivision plan was picked up by a staff member of Lavelle Associates. It will be presented to the Sandown Planning Board for signatures and recorded by that Board. Copies of the recorded plan will be provided to the Planning Board here.

07-022 Irongate Kris Emerson asked if SFC Engineering had done a current review of the site. He wants to be sure the remaining bond will cover the work still needed to complete the project.

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BOARD BUSINESS

19-009 Winchester Heights Neil Emerson asked to have the correct name for the road in Winchester Heights corrected at 911. The Chairman asked S. Hastings to research and resolve the request.

- **Minutes 16 September 2013** – The following changes were made to the September minutes: Page 2, Paragraph 1, Line 2: change “question” to “questions”; Page 3, Paragraph 4, Line 1: clarify to read “question from the last meeting”; Page 4, Paragraph 4, Line 1: change to read “Hampstead School Board”.

MOTION

Chairman Clark asked for a vote to approve the minutes as amended. **VOTE YES - Neil Emerson, Paul Carideo, Chris Dane, Chad Bennett and Priscilla Lindquist; ABSTAIN - Randy Clark.**

- **Adjourn**

MOTION

Randy Clark, Chairman, declared the meeting adjourned at 8:10 PM.

Respectfully submitted,

Susan Hastings, Secretary