

HAMPSTEAD PLANNING BOARD

11 Main Street Hampstead New Hampshire 03841-2033

Minutes 01.06.2014

Chairman Randy Clark opened the meeting at 7:00 PM. Members present included Randy Clark, Paul Carideo, Chad Bennett, and Chris Dane. Secretary Susan Hastings was present. Attendees included, Jim Lavelle, Lavelle Associates, Steve Hatem, and Penny Williams, Media.

CHAIRMAN'S REMARKS

The next meeting of the Planning Board is 3 February 2014. The last date to file plans for a Public Hearing at that meeting is 13 January 2014.

The Planning Board consists of 6 members elected at the annual Town Meeting and one Ex-officio member from the Board of Selectmen. The dates to file for the 2014 election is January 22, 2014 to January 31, 2014. The Chairman said he is retiring and there will be two seats available on the Board, his and Bill Weber.

1ST PUBLIC HEARING Zoning Historic Stonewall Preservation

There have been several proposals for this ordinance reviewed by the Board over the last few months. Chairman Clark read the final proposal:

Article # 3 "To see if the Town of Hampstead will vote to amend the Zoning Ordinance to adopt the following Stonewall Preservation Ordinance: **"Land use activity may not alter the location of, or remove any roadside stone wall which was made for the purpose of marking the boundary of, or which borders, any public road in the Town of Hampstead except upon review of the Historical Commission and approval of the Planning Board, or the Department of Transportation.**

Exemptions: driveways and points of access approved by appropriate state or local authorities."

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1ST PUBLIC HEARING Zoning Historic Stonewall Preservation

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Chairman Clark invited members of the Board and the public to comment. There was no further discussion.

MOTION

Paul Carideo made the motion to recommend approval of the zoning for Stonewall Preservation and forward it to the Selectmen to be placed on the 2014 Town Warrant. Chris Dane seconded the motion and it was approved. VOTE YES Paul Carideo, Chris Dane, Chad Bennett, Randy Clark.

10-005 1ST PUBLIC HEARING Steve Hatem Site, Owens Court

Chairman Clark opened the Public Hearing which was continued from the December 2, 2013 meeting. Jim Lavelle, Lavelle Associates, presented the plan with Steve Hatem. The Alteration of Terrain permit has been received from the State of New Hampshire. The items listed were read, **Attachment # 1**. There are no wetlands on the site. Jim Lavelle said the changes on the plan set are the addition of the silt fence. W. Warnock, Hampstead Fire Department, sent the Board a letter, **Attachment # 2**, which the Chairman read. The developer was given the option of installation of a fire hydrant or a sprinkler system to protect the proposed 20,000 square foot building. Steve Hatem said he would be installing a sprinkler system. There is a note on the plan detailing this item. Jim Lavelle added there will be a fire pump.

Jim Lavelle addressed the Board saying the AOT permit and the fire protection system were the two remaining items to be met by the developer for the plan to be voted on. The AOT number will be added as a plan note. Randy Clark said four waivers were granted for the site and they need to be included in the plan notes. Jim Lavelle said all safety issues have been addressed. Nick Cricenti, Town Engineer will review the plan.

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10-005 1ST PUBLIC HEARING Steve Hatem Site, Owens Court

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There were no further comments from the members of the public or the Board.

MOTION

Paul Carideo made a motion to conditionally approve the Site Plan 10-005 of Steve Hatem subject to plan review by the Town Engineer and usual items. Chad Bennett seconded the motion and it was approved. VOTE YES Paul Carideo, Chad Bennett, Chris Dane, Randy Clark.

Bonding will be required. The Planning Board does not issue blasting permits. If one is required the developer should contact the appropriate agency in Town.

18-001 PUBLIC MATTERS Depot Development

Randy Clark said correspondence had come from the Judge in the case requesting summarized electronic data on the case.

BOARD BUSINESS

- **Minutes** The minutes of the previous meeting were approved as written.

MOTION

Paul Carideo made a motion to approve the minutes of 2 December 2013 as written. Chris Dane seconded the motion and it was approved. VOTE YES Paul Carideo, Chris Dane, Chad Bennett, Randy Clark.

- **Adjourn** The meeting was adjourned at 7:30 PM by the Chairman.

Respectfully submitted,

Susan Hastings, Secretary