

# HAMPSTEAD PLANNING BOARD

11 Main Street Hampstead New Hampshire 03841-2033

## Approved Minutes 3 March 2014

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Chairman Randy Clark opened the meeting at 7:00 PM. Members present included Randy Clark, Paul Carideo, Chad Bennett, Neil Emerson, Chris Dane, Bill Weber and Priscilla Lindquist, Ex-officio voting member. Nicholas J. Cricenti Jr., PE, Town Engineer, Diane Gorrow, Town Counsel and Secretary Susan Hastings were present.

Attendees included Penny Williams, Media, Bill Keating, Proctor Wentworth, Michael Carrier, William Warnock, Richard Atwood, Richard Towne, Phil Towne, Pam Lancaster, Charles Harnish, Jim Lavelle, Gladys Reynolds and Jay Reynolds.

### **CHAIRMAN'S REMARKS**

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The next meeting of the Planning Board is April 7, 2014. The last date to file plans for a Public Hearing at that meeting is March 17, 2014.

### **17-089 1<sup>ST</sup> PUBLIC HEARING 416 Emerson Avenue, Subdivision**

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Chairman Clark opened the Public Hearing explaining the applicant wants to subdivide the Xtra-Mart building and the gasoline pumps from the existing mall building. The setbacks cannot be met. The owner is working with his bank to create revenue for the whole project. Neil Emerson asked where the frontage is. Miners Way is private and was created for access but the frontage exists on Emerson Avenue. Nick Cricenti, Town Engineer said the lot could not meet the building setbacks and needed a variance from the Board of Adjustment. Paul Carideo added this proposal would need multiple cross easements. Randy Clark said septic, setbacks, access and possibly parking were some of the obvious ones.

R. Clark recognized Gladys Reynolds who asked to speak as an abutter. Mrs. Reynolds Wanted to know if there would be any more building on the lot and she was assured there would not be any more building construction.

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### **17-089 1<sup>ST</sup> PUBLIC HEARING 416 Emerson Avenue, Subdivision**

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#### **MOTION**

**Paul Carideo made a motion to deny the application and sent the subdivision proposal for 416 Emerson Avenue, map 17 parcel 89 to the Board of Adjustment. Chris Dane seconded the motion and it was approved. VOTE: YES-Paul Carideo, Chris Dane, Chad Bennett, Neil Emerson, Bill Weber and Priscilla Lindquist. Chairman Clark abstained.**

Neil Emerson said his company had dug the test pits for the Lancaster Subdivision while he was away on vacation. He asked if this was a conflict of interest. There were no comments from any Board members or members of the public.

### **11-060 1<sup>ST</sup> PUBLIC HEARING Lancaster Subdivision, 18 Lighthouse Lane**

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Chairman Clark opened the Public Hearing for a Subdivision of 11-060 proposed by Scott Lancaster. The plan shows one new building lot with frontage on Estee Road which is privately owned. Mr. William Keating asked to speak before the Public Hearing was begun. He said he was not notified as a legal abutter and did not know of the public hearing date until the Thursday before the meeting. Mr. Keating requested time to research his options. He said he owned the portion of Estee Road which crosses his lot. Attorney Gorrow said since Mr. Keating was present and requesting a continuance of the public hearing to the next scheduled meeting to allow him time to consider his options she did not consider this an unreasonable request. Attorney Gorrow added Mr. Keating should be properly notified.

#### **MOTION**

**Paul Carideo made a motion to continue the Public Hearing for 11-60 Lancaster Subdivision to the next meeting at the request of Mr. Keating. Neil Emerson seconded the motion and it was approved. VOTE: YES - Paul Carideo, Chris Dane, Chad Bennett, Neil Emerson, Bill Weber and Priscilla Lindquist. Chairman Clark abstained.**

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### **06-046 PUBLIC MATTERS Tropic Star, Hampstead Fueling Station, Route 121**

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Randy Clark advised Board members a letter had been received from Tropic Star, Attachment # 1 requesting the time for meeting the conditions of approval be extended for 90 days. The Department of Transportation has not issued the driveway permit for the project.

#### **MOTION**

**Paul Carideo made a motion to extend the time for Tropic Star by 90 days to 5/31/2014. The NHDOT has not issued the final permit for the project. Neil Emerson seconded the motion and it was approved.**

**VOTE: YES- Paul Carideo, Chris Dane, Chad Bennett, Neil Emerson, Bill Weber and Priscilla Lindquist. Chairman Clark abstained.**

### **OTHER Candidates Night**

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Chairman Clark reminded members Candidates Night is scheduled for March 4, 2014. Randy said he would be attending to speak on the Zoning Articles.

### **OTHER Town Report**

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The Town Report is dedicated to Randy Clark and he was congratulated by Board Members and Mike Carrier, Hampstead Fire Chief.

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### BOARD BUSINESS

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- There were no changes to the minutes of 2 February 2014.

#### MOTION

Neil Emerson made a motion to accept the February minutes as written. Chad Bennett seconded the motion. The minutes of 3 February 2014 were accepted unanimously.

#### MOTION

Chairman Randy Clark asked if there were any more business to come before the Board. Paul Carideo made the motion to adjourn. Neil Emerson seconded and the motion was approved unanimously. The Chairman declared the meeting ended at 7:20 PM.

Respectfully submitted

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Susan Hastings, Secretary