

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Approved Minutes 7 July 2014

Chairman Paul Carideo opened the meeting at 7:00 PM. Members present: Paul Carideo, Chairman, Chris Dane, Chad Bennett, Robert Waldron and Priscilla Lindquist, Ex-officio voting member and Secretary Susan Hastings.

Members of the public: Scott Lancaster, Pam Lancaster, Susan Moore, Rick Atwood, Meredith Atwood, Mary Sullivan, Jon Worthen, Road Agent and Penny Williams, Media. Attachment # 1

CHAIRMAN'S REMARKS

Next Meeting **4 August 2014** and the last date to file plans for review is **14 July 2014**.

BONDS 1-18 Depot Development Site Bond

Chairman Carideo explained the Site Bond for Depot Development has been received and the passbook account set up with the Town Treasurer, Harold Williams. The Engineering Account has also been set up. The first Construction Inspection Report from SFC Engineering is Attachment # 2.

BONDS 6-6 & 103 17 Gigante Drive

Paul Carideo said a revised bond amount was received from SFC Engineering dated 24 June 2014 is Attachment # 3. Chad Bennett said he would like more information from N. Cricenti.

MOTION

Chairman Carideo asked for a motion to continue the bond discussion to the next meeting. Robert Waldron made the motion to continue the discussion of the Gigante Drive Bond, 6-6-103, to August 4, 2014. Chris Dane seconded the motion and it was approved. VOTE YES Robert Waldron, Chris Dane, Chad Bennett, and Priscilla Lindquist. ABSTAIN Paul Carideo.

1ST PUBLIC HEARING 11-60, 60-1 Lancaster Subdivision

Chairman Carideo opened the public hearing, which was continued from 2 June 2014. Scott Lancaster said Jim Lavelle was not available and he would present the proposal. The Board was given a copy of a

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revised roadway layout done by Jim Lavelle and stamped by their engineer, Patrick Bower. Scott Lancaster said the design approved by the Town's Engineer was "overkill" for the roadwork. Scott Lancaster said they had agreed to work with the Hampstead Fire Department to make the road accessible for fire trucks. A letter from the Fire Department was presented dated 7 July 2014.

Attachment # 4. Deputy Chief Warnock said in his letter he had met with the Road Agent, Jon Worthen, and Chuck Ashford to go over the specifications of the proposed road construction on Lighthouse Lane. They walked the roadway to determine if the specifications proposed by Dependable Construction, (Chuck Ashford) met the requirements of NFPA 1, (2009 ed.) Chapter 18, Section 18.2.3. **Attachment # 5.** Deputy Warnock said If the agreed upon modifications are made to Lighthouse Lane the fire department has no other issues. The letter also states that the town Road Agent, Jon Worthen, will monitor the construction. Compaction is not necessary on the existing roadway. Their proposal is to add 4 feet to the side of the road using stone and gravel. Their list of specifications was attached to the letter.

Paul Carideo said it had been made clear what the Board was looking for. If they wanted to make changes then waivers from the Subdivision Regulations would need to be applied for from the Planning Board. He asked what was in the "gravel material". P. Carideo asked J. Worthen what qualifications he had. Chairman Carideo said the Board had already bent the regulations to allow a 16-foot wide road. He wondered why the Fire Department had originally wanted compaction testing done and now did not. The Town's Engineering firm had not reviewed the plan presented. P. Lindquist said she would like to wait for a report from SFC Engineering.

Chairman Carideo said he would like to poll the Board for their preferences on using the Fire Department and the Road Agent's proposal. Robert Waldron said he understood the reason to want to reduce the

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construction costs but he did not know if the Board had the legal authority to allow tonight's proposal without the legal waivers to the regulations. Chad Bennett added he felt the Planning Board had done a good job (with road construction) and he wanted to see the compaction testing done. Chris Dane said while he understood the applicants concerns, all roads should be built to comply with the Town's regulations as much as possible. Chris Dane said he could understand the Lancaster's request but the Board had to adhere to the Subdivision Regulations. Priscilla Lindquist asked if the waivers would have to go to the Board of Adjustment. Chairman Carideo explained the Subdivision Regulations are developed and adopted by the Planning Board after a Public Hearing. Therefore, the Board has the authority to grant waivers for good reason. He added the Town would still require a Hold Harmless Agreement from the Lancasters'. P. Lindquist said the Board needed to work within its adopted regulations. Jon Worthen told the Board he attended the meeting because W. Warnock had asked his opinion of the work. He said he was not an engineer and would still want to have SFC involved with the project. J. Worthen added he was just trying to help the Lancaster's out. P. Carideo said he was approached at his home by C. Ashworth and did not appreciate it. He added the Board had already conceded to have the road be 16 feet in width and not the required 24 feet. The road will not have to be paved and the Chairman considered these serious concessions. Mr. Lancaster said he might have to go for two lots to make the road cost reasonable. Chairman Carideo said that would be a major change. Mr. Lancaster was reminded the Board needed a road maintenance agreement for the private road.

MOTION

The Chairman asked for a motion to continue the hearing to the next meeting. Robert Waldron made the motion to continue the Lancaster public hearing to 4 August 2014 and Chris Dane seconded the motion. VOTE YES Robert Waldron, Chris Dane, Chad Bennett and Priscilla Lindquist. ABSTAIN Paul Carideo. The motion was approved and the Public Hearing continued to the next hearing.

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Abutter Mrs. Atwood asked if the compaction testing would be done and what it was. Chairman Carideo explained it is digging and evaluating the layers of soil on a site. It would be done at set intervals on the road.

PUBLIC MATTERS 06-43-1 Brickett's Mill Road

Paul Carideo, Chairman opened the hearing continued from 6/2/2014. No new information has been received. Chad Bennett said the lot has been cleared. This will be looked into.

MOTION

Robert Waldron made a motion to continue the hearing to 4 August 2014. It was seconded by Chris Dane and approved by vote. VOTE YES Robert Waldron, Chris Dane, Chad Bennett and Priscilla Lindquist. ABSTAIN Paul Carideo.

PUBLIC MATTERS 13-213 Applebriar Estates drainage

Paul Carideo said there had been an inquiry made by Julia Forbes that work was being done behind the last apartment building constructed. It appears to be a French drain to take water from behind the building and put it into the existing drainage. The Chairman said that he would like to have Nick Cricenti check it. Chairman Carideo said he would be talking with Kris Emerson, CEO about the work done.

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BOARD BUSINESS

- **Correspondence**

Atkinson ZBA Public Hearing Cell Tower 85 Country Club Lane, 6/11/2014, posted and filed

6/5/2014 ZBA Minutes received and filed

Angle Pond Woods Age Verification report received and filed.

- **Member Comments**

Atkinson Cell Tower Paul Carideo said the notice area and postings are required.

Cannabis Law Administrative Assistant Thierault provided a copy to members and suggested regulations might be drafted for adoption into the Zoning. **Attachment # 6**

Town Web Site Paul Carideo said he has been looking at ways to improve our web site to include permits, Master Plan and Town Maps. He would also like to incorporate web pages and more page links.

Storm Water Management The Federal Government is mandating better regulations on Storm Water Management and meaning all water discharged into "public waters". This will be a subject for further discussion.

- **Town Engineer's Reports**

1-18 Depot Development Construction Inspection Report # 1 date 6/24/14 (Cricenti)

Attachment # 2

11-60 Lancaster Road Bond dated 6/25/2014. **Attachment # 7**

7-22 Irongate Construction Progress Report on road paving date 6/6/14 (Burke) **Attachment # 8**

7-22 Irongate Construction Progress report on road gravel date 6/6/14 (Cricenti) **Attachment # 8**

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- **Minutes 2 June 2014**

MOTION

**Chris Dane made the motion to approve the minutes, Priscilla Lindquist seconded. VOTE YES
Chris Dane, Priscilla Lindquist, Chad Bennett, and Robert Waldron. ABSTAIN Paul Carideo.
The minutes of 6/2/2014 were approved as submitted by a unanimous vote of the Board.**

- **Adjourn**

MOTION

**Priscilla Lindquist moved to adjourn the meeting at 8:10 PM. Chris Dane seconded the motion.
VOTE YES-Priscilla Lindquist, Chad Bennett, Robert Waldron, and Chris Dane. ABSTAIN-Paul
Carideo. The meeting was declared to be adjourned.**

Respectfully submitted,

Susan J. Hastings, Secretary