

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead New Hampshire 03841-2033

Minutes for 2 May 2011

Chairman R. Clark opened the meeting at 7:30 P. M. Present were Planning Board members Randy Clark, Bill Kelly, Dean Howard, Bill Weber and Ex-officio Priscilla Lindquist. Nick Cricenti, SFC Engineering and Susan Hastings, Secretary attended. Derrick Moyer and Proctor Wentworth were absent. George Chadwick and Penny Williams attended the hearing. The correspondence is part of these minutes.

BOND 06-006, 103 Site Plan, 17 Gigante Drive Realty Trust

Randy Clark announced the new Letter of Credit has been received for 77 Gigante Drive extending the date to April 14, 2012. **Attachment #1.**

OTHER: 13-116 Pre-preliminary Discussion

Chairman Clark opened the pre-preliminary, non-binding, discussion with Mr. George Chadwick. The concept is to replace the structure on the site with a new one to be occupied by Hampstead Animal Hospital. The new structure would be a similar size with a New England type façade. A fenced dog area is proposed since there would be limited dog boarding. The site is on a well. A larger septic system is needed and is being designed. Mr. Chadwick was told the final submittal date for the June 6 meeting is May 16. He asked about the need for several of the reports listed in the site regulations: traffic, environmental impact, and community analysis. Nick Cricenti said he would want the evidence for the septic system, drainage flow and buffers. The regulations allow 15% lot coverage, Randy Clark added this town does not count parking as part of the lot coverage. There are two small wetlands areas on the lot. Nick Cricenti said he would put together a Technical Review Committee meeting this week to get the input from town agencies, fire, police, code enforcement and the road agent.

OTHER: J. Worthen re: water problems Hampstead Fire Department, 07-102

Randy Clark asked Jon Worthen to explain the plans for correcting problems with the drainage and paving at the fire department. The areas in front of the truck bays have sunken, the pavement is cracked and water runs into the station. The proposal is to put an 8 inch concrete pitched slab in front of the bay doors, creating graded drainage and install four catch basins to carry the water to

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OTHER: J. Worthen re: water problems Hampstead Fire Department, 07-102

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the existing wetlands behind the station. The existing pavement will be ground up. Nick Cricenti said this was a much better design than a perimeter drain and the plan should work well. Jon Worthen said he planned to have a warrant article for the approximately \$50,000.00 needed.

OTHER: Depot Road Ballfield, K. Colbert, B. Goode, Recreation Commission

Randy Clark asked Brian Goode to bring the Board members up to date on what has been going on. Brian Goode said there have been two meetings with the Selectmen concerning the soils, buffers required and the tree cutting done on the property. The Recreation Commission contracted to have timber cut on the property and a plan showing the area cut was presented. Brian Goode said the area cut was less than would require the state or the army corps of engineers to be involved. The work to be done is stumping the site and planting grass in the disturbed areas. There will be no change in the grades or the slopes of the site. Randy Clark pointed out the gravel parking which exists at the corner is about 3 years old. Bill Kelly said the Board can provide an opportunity for the public to participate. Randy Clark noted the buffers are to protect the lights and noise from intrusion into the residential area. Nick Cricenti said the buffer already exists. Bill Kelly agreed, saying he had been down to look at the site. The Chairman asked if there was any comment from the public. Kim Colbert said there had been a noise complaint which she has been monitoring by attending the games. Should problems develop additional trees could be planted. Randy Clark asked if the intent to cut had been filed and he was assured it had been done. Brian Goods said they intend to keep the Board informed of their projects.

BOARD BUSINESS : 06-109 Tee Sign Pro

Nick Cricenti said there were complaints of the work being done. The report from SFC was sent to Board members, **Attachment # 2**. Nick said the developer had done very little work which complied with the plan submitted. A letter will be sent from SFC advising the developer he has 10 days to repair and stabilize the site. The silt fencing needs to be put in immediately. Board members agreed with the Town Engineer action to remedy the problems created. Nick Cricenti said the

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detention pond on the site has silted in. The plan had clear construction sequencing which was not followed.

BOARD BUSINESS

- **Rockingham Planning Commission Membership:** Chairman Clark read the letter from the RPC on the status of commissioners' terms. Ms. Orio had resigned for business reasons. Susan Hastings said she would be willing to serve for another term.

MOTION: Bill Kelly nominated Susan Hasting to serve as one of the representatives to the RPC. Priscilla Lindquist seconded the motion and it was approved. VOTE YES: Bill Kelly, Bill Weber, Proctor Wentworth, Dean Howard and Priscilla Lindquist, Ex-officio; ABSTAIN: Randy Clark. The Chairman said a letter will be sent to the Selectmen requesting the appointment.

- **Zoning Regulations:** Randy Clark told the Board he had finished editing the zoning regulations and the secretary is now correcting the document. It should be completed shortly.
- **Minutes: April 4, 2011 and Adjourn:** The following changes were made to the minutes: Page 2, paragraph 1, line 3 change "2001" to "2011".

MOTION: Bill Kelly made the motion to approve the minutes of 4 April 2011 as edited. Bill Weber seconded and the motion was approved. VOTE YES: Bill Kelly, Bill Weber, Proctor Wentworth, Dean Howard and Priscilla Lindquist, Ex-officio; ABSTAIN: Randy Clark.

MOTION: Priscilla Lindquist moved to adjourn the meeting at 8:06 P. M., with Bill Weber making the second. VOTE YES: Bill Weber, Proctor Wentworth, Bill Kelly, Dean Howard

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- **Minutes: April 4, 2011 and Adjourn:**
and Priscilla Lindquist, Ex-officio; ABSTAIN: Randy Clark. A letter will be sent to the Selectmen.

Respectfully submitted,

Susan E. Hastings, Secretary