

# HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead New Hampshire 03841-2033

## Minutes for 6 June 2011

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

### **BOND: 18-047 Four Seasons Bond Renewal**

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Chairman Clark said the bond for Four Seasons is due for renewal by July 31, 2011. S. Hastings has contacted developer John Grasso and he is aware of the renewal date.

### **1<sup>st</sup> PUBLIC HEARING: 13-116 Hampstead Animal Hospital Site**

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Chairman Randy Clark opened the public hearing for Hampstead Animal Hospital. George Chadwick, Hancock Associates, representing the owners HAH Associates LLC, presented a summary of the proposal. The existing structure will be removed and a slightly larger building put up. The existing water line will be extended for a fire department hydrant. Heat for the building will be propane. The dumpster at the rear of the building will be screened. Snow storage will be in the area designated on the plan. The parking requirement is for 31 spaces as shown on the plan, with two being designated as handicapped. The handicapped ramp, proposed signage and landscaping are all shown, including the list of trees proposed for planting. The lighting plan designed by their engineer shows the location of lights, lumen candle power and other requirements detailed in the towns' regulations. The building will be a new England style with a height of 29 feet. Randy Clark asked which direction the front of the building faces and George Chadwick said Route 111. The plans were reviewed by SFC Engineering, **Attachment #1**. Randy Clark asked about runoff from the site. Chadwick said there should be less runoff because there is less pavement. He added sheet #3 shows the areas of pavement to be removed. Nick Cricenti said there is a shallow culvert. G. Chadwick explained this is a cross drive culvert and a waiver from the Board is needed. He added the same waiver was requested and granted on the previous design plan. All the drainage is away from Route 111 at this point. Derrick Moyer asked where list of the trees to be planted was located. He added the Norway maple is listed as an invasive species and is not carried by the local nurseries. Mr. Chadwick said another species would be used. Randy Clark questioned the amount of traffic and it will probably not be any more than the car wash. Derrick Moyer said the traffic at the current site, Village Square, is minimal.

# HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead New Hampshire 03841-2033

## Minutes for 6 June 2011

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**1<sup>st</sup> PUBLIC HEARING: 13-116 Hampstead Animal Hospital Site**

continued from page 1

**MOTION:** Proctor Wentworth made a motion to accept jurisdiction of the site plan for Hampstead Animal Hospital. Derrick Moyer seconded the motion and it was approved. **VOTE YES:** Proctor Wentworth, Derrick Moyer, Bill Weber and Priscilla Lindquist, Ex-officio. **ABSTAIN:** Randy Clark. **APPROVED:** Jurisdiction was taken of the site plan 13-116 Hampstead Animal Hospital.

**MOTION:** Proctor Wentworth made a motion to approve the waiver for the culvert as requested for Hampstead Animal Hospital. Priscilla Lindquist seconded the motion and it was approved. **VOTE YES:** Proctor Wentworth, Derrick Moyer, Bill Weber and Priscilla Lindquist, Ex-officio. **ABSTAIN:** Randy Clark. **APPROVED WAIVER:** A waiver was granted for the driveway culvert as described for 13-116 Hampstead Animal Hospital.

A conditional approval was requested by George Chadwick. Randy Clark pointed out that septic approval has not been issued yet. He added there should be no ground work on the site without the state approval being issued. George Chadwick said he expected it to be issued in about a week and asked if he would need to come back to the Board. The Chairman said he should bring it in to Susan (Hastings) and she would contact him to come in and sign the final plan once it was reviewed. Nick Cricenti said the issues are to change the type of trees to be planted on the site, receipt of the septic approval and the posting of the erosion and sediment control bond. Randy Clark added the other items are standard submissions and added no dirt work is to be done until the approval is final. George Chadwick said they may use a sunset maple instead.

**MOTION:** Proctor Wentworth made a motion to grant a conditional approval for the site plan for Hampstead Animal Hospital; the conditions are receipt of septic approval, posting of the necessary bonds and the corrected mylar and other usual items. Priscilla Lindquist seconded the motion and it was approved. **VOTE YES:** Proctor Wentworth, Derrick Moyer, Bill Weber and Priscilla Lindquist, Ex-officio. **ABSTAIN:** Randy Clark. **CONDITIONAL APPROVAL:** Conditional Approval was granted for site plan 13-116 Hampstead Animal Hospital. (A full list of the conditions is contained in the file.)

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## Minutes for 6 June 2011

---

### **PUBLIC MATTERS: 13-050 Village Square Ownership and Use Change**

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A request for a change of ownership and use has been received. L. Miller proposed to have "Doris Baby Attic" in the space that was formerly a bagel shop. Derrick Moyer questioned the status of the fire alarm system. Nick Cricenti said the whole building is being upgraded. The parking will remain the same. A sign permit is needed from the Code Office. They have the regulations there.

**MOTION: Derrick Moyer made a motion to approve the changes as requested by Ms. Miller, Proctor Wentworth seconded the motion. The request was approved. VOTE YES: Proctor Wentworth, Derrick Moyer, Bill Weber and Priscilla Lindquist, Ex-officio. ABSTAIN: Randy Clark. APPROVED: The motion for a use and ownership change at 13-050 Village Square was approved.**

### **OTHER: Rockingham Planning Commissioner**

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Randy Clark said he had spoken with Tony Ramsey concerning the open position on the Rockingham Planning Commission. Mr. Ramsey said he is currently serving on the police building committee. He added he would like serve the Town and asked to be appointed to the Planning Commission.

**MOTION: Randy Clark said he would make the motion to submit Anthony Ramsey as a candidate for the Commission. Proctor Wentworth seconded the motion. VOTE YES: Randy Clark, Proctor Wentworth, Derrick Moyer, Bill Weber, and Priscilla Lindquist, Ex-officio. APPROVED: Anthony Ramsey approved as a Commissioner. A letter will be submitted to the Selectmen recommending Anthony Ramsey be appointed to the Rockingham Planning Commission.**

### **BOARD BUSINESS**

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- **06-109 Tee Sign Pro Site:** Chairman Clark asked Nick Cricenti what the issues were with Tee Sign Pro. There has been silt filtrating from the Tee Sign Pro site (06-109) and into the roadway and lots in the area. Nick Cricenti said he has spoken with the owner and he was not aware of the problems occurring. The owner agreed to have the slopes on the site stabilized as soon as

# HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead New Hampshire 03841-2033

## Minutes for 6 June 2011

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### BOARD BUSINESS

continued from page 3

- **06-109 Tee Sign Pro Site:** possible and to replace the silt fence. Nick Cricenti further explained the owner needs more space and will submit revised plans for the August meeting. Cricenti added the plan will show changes to the slopes. Randy Clark said the drainage needs to be stabilized along the ditch line and asked if rock would be used. Guard rail will also need to be added along the banking. The detention pond will have a vertical wall with guard rail on top. There will also need to address the problems with the wall along the Hill property.
- **17-089 416 Emerson Avenue:** The dumpsters placed on the edge of Miner's Way are to be moved. The only location shown on the plan for dumpsters is along the berm on the south side of the lot. The dumpster should also be fenced.

There are problems with vehicles using the drive through lane for parking. An amended site plan is being developed for submission. Proctor Wentworth said vehicles are still using the entrance drive for the Route 111 traffic as an exit. He added a tractor trailer came out and blocked Emerson Avenue while attempting to make the turn. Mr. Wentworth said an island on Emerson would correct the problem. Derrick Moyer said the entrance should be blocked. P. Wentworth said a tractor trailer can make the turn from Miner's Way.

The Chairman said he would send the owner a letter. N. Cricenti said there is also an enforcement problem and use of the police short term could be enough to control the exiting problem. Nick Cricenti stated he did not believe the State would allow an island on Emerson Avenue in their right-of-way.

# HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead New Hampshire 03841-2033

## Minutes for 6 June 2011

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### BOARD BUSINESS

continued from page 4

- **Minutes 6 June 2011**

**MOTION:** Randy Clark made a motion to approve the minutes. **VOTE YES:** Randy Clark, Bill Weber, and Priscilla Lindquist Ex-officio. **ABSTAIN:** Derrick Moyer and Proctor Wentworth. **APPROVED:** Minutes of 6 June 2011.

The Chairman, Randy Clark declared the meeting adjourned at 8:00 P. M. without objection.

Respectfully submitted,

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Susan Hastings, Secretary