

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead New Hampshire 03841-2033

Minutes 6 February 2012

Chairman R. Clark opened the meeting at 7:30 P. M. Present were Planning Board members Randy Clark, Proctor Wentworth, Bill Weber, and Ex-officio Priscilla Lindquist. Town Engineer Nicholas Cricenti, PE, SFC Engineering Partnership, and Tina Harrington, Recording Secretary, attended. The list of persons attending and the correspondence are part of these minutes.

BOND 19-009 Winchester Heights

- Planning Board Member Proctor Wentworth stepped down for this discussion.

The Chairman noted SFC Engineering has recommended the bond for Winchester Highlands roadwork for \$317,874.94. Mr. Clark asked Mr. Camm if he had that information and if he was okay with moving forward on the bond. Mr. Camm stated that he was okay with the amount. He asked if the amount for the erosion and sediment could be totaled separately. He would like to start with that portion while he could. Mr. Cricenti calculated that the bond for the erosion and sediment would be \$3,100. Mr. Camm asked if they could change the retaining wall, for the retaining dirt, to using native stone. Mr. Cricenti was okay with the change and Chairman Clark stated that as long as it is well placed. Mr. Cricenti stated that the erosion and sediment bond is low because there is not much that will need to be done. There is the silt fence, level spreader and to stabilize the entrance. Mr. Camm will also need to pay the \$2,500 in engineering fees along with the bond for the erosion and sediment before he can start.

MOTION

P. Lindquist motioned to accept the erosion and sediment bond for fees for \$2,500 for map 19 lot 009. B. Weber seconded the motion. VOTE YES: R. Clark, P. Lindquist, and B. Weber; the motion was approved 3-0

- P. Wentworth rejoined the board after the discussion and vote of map 19 lot 009.

HAMPSTEAD PLANNING BOARD

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Minutes 6 February 2012

BOND Letter of Credit 07-022; Map 07 Lots 046, 010& 010a Irongate

An updated letter of credit was received from Pentucket Bank for the Irongate project. The LOC is good until February 4, 2013 on map 7 lots 46 & 10/10a. The LOC on map 7 lot 22 is valid until January 20, 2013.

1st PUBLIC HEARING 06-063 Site Amendment for Swimming Pool Center (Charland)

Mr. Delaney of the Delaney Group presented a revised site plan addressing the concerns that were sent them from SFC Engineering. The site plan is for the addition of an eight bay garage to house the owner's construction equipment. They noted that a variance was granted by the ZBA for relief from zoning ordinance III-5.5 (Building area to lot area ratio) on November 3, 2011.

MOTION

P. Wentworth motioned to take jurisdiction of the site plan amendment for map 06 lot 063. P. Lindquist seconded the motion. VOTE YES: R. Clark, P. Lindquist, B. Weber, and P. Wentworth. The motion was approved 4-0.

Mr. Clark asked if the variance granted is noted on the plan. Mr. Delaney stated that it was noted. Mr. Clark also asked if the utilities are underground and if they are now shown on the site plan. Mr. Delaney noted that they were. Mr. Clark asked about the underground filtration system for the roof. It flows into plastic chambers of which there are 14 and are about 30" deep surrounded by stone. There was a question on the driveway. The site plan the board has shows a one way around the building with arrows showing the direction. Mr. Charland noted that they increased the driveway to 20 feet on the side to the rear at the request of the fire department. Mr. Cricenti noted that for 2-way traffic they would need 22 feet so at 20 feet it was okay to leave as a one way and have the signage state so. Mr. Charland was asked if customers would be going out back or just employees. He stated that it would just be employees. He currently has a business in Lawrence, MA that he is closing and moving the construction equipment to the Hampstead site. That is all that is expected in the garage. He is doing that to protect the equipment. Mr. Wentworth stated that he believed that the two pools on the retaining wall in the front need to be placed on the site plan whereas they are a permanent structure. Mr. Charland noted that they were just metal

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead New Hampshire 03841-2033

Minutes 6 February 2012

1st PUBLIC HEARING 06-063 Site Amendment: Swimming Pool Center Continued from page 2.

liners with stones in them sitting on the wall. There was discussion if they should be treated like a shed or as a temporary structure. Mr. Wentworth also asked when the original change of use occurred. He checked with the Planning Board records and there was no record that they came before the Planning Board for the change of use. Mr. Cricenti replied that the business went from commercial to commercial. The Chief Building Official determines if there is a change of use and if it needs to go to the Planning Board. It was agreed that the Planning Board should know this prior to the meeting. There was some discussion on the use of sprinklers and if it should be required. Mr. Cricenti stated that the garage is for vehicles only and there is no risk to life. Mr. Clark asked if the garage was completely open inside. Mr. Charland stated that he thought there would be at least one partition in the garage. Mr. Clark explained that the Fire Department wanted anything over 1,000 square feet to require a sprinkler system. The information is noted in the sub-division regulations but not in the site plan regulations. Mr. Charland stated that when he first moved the Swimming Pool Center into its location, he was told by the Fire Department that they did not want a sprinkler system in there due to the chemicals he stores. Instead, he has other precautions in place such as block walls and special fire extinguishers. Mr. Clark asked how many people work there. He was told 4-5 people depending on the time of year. Mr. Clark asked Mr. Cricenti if he had seen the revised site plan yet and if the pools are shown on the revised site plan. He responded no, he has not seen the revised site plan.

MOTION

P. Wentworth moved to grant conditional approval for the site plan amendment for Map 06-063. Conditions are that the Town Engineer approves the revised site plan and the required stamps are on the site plan as well as the usual requirements (payment of fees, paperwork submittal of plans and mylars). P. Lindquist seconded that motion. VOTE YES: P. Lindquist, R. Clark, B. Weber, and P. Wentworth.

It was noted that no work could be done until the Town Engineer has given his approval of the site plan.

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead New Hampshire 03841-2033

Minutes 6 February 2012

PUBLIC HEARING Map 004 lot 012, 004-012-001, 004-012 Maida Lot Line Change

The public hearing has been withdrawn. The applicant has been told they need to submit a complete new application. The previous application has lapsed.

PLANNING BOARD BUSINESS Minutes and Adjourn

- **Sprinkler System Regulations** The Board spoke about the sprinkler requirements that are listed in the subdivision regulations (added 2010) under Water Protection for site plans. The State laws changed in 2011 and stated that one and two family dwellings cannot be required to have sprinklers and it cannot even be mentioned. It was noted that the current ordinance in the subdivision regulations are correct whereas it exempts one and two family buildings.

Mr. Clark will look to see what needs to be added to the site plan regulations and look into holding a public hearing in March.

MOTION

P. Lindquist moved to take the proper procedure to correct the site plan regulations. P. Wentworth seconded the motion. VOTE YES: Priscilla Lindquist, R. Clark, B. Weber, and P. Wentworth.

- **LOMA-** A letter of amendment was received for Map 006-002, 173 Stage Road and will be placed on file.
- **Minutes** Chairman Clark asked members if there were any corrections to the January 17th minutes. Page 1, Last paragraph, Line 1 change "amendment to zoning". Page.2 under Board Business, Map 07-022, remove the word "which" from the last sentence.

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead New Hampshire 03841-2033

Minutes 6 February 2012

PLANNING BOARD BUSINESS Minutes and Adjourn Continued from page 4.

There was a request from one of the members to look into changing the meeting time to 7:00 pm instead of 7:30 pm. This will be brought up in a meeting after town elections.

MOTION

P. Lindquist moved to approve the minutes of 01/17/2012 as amended; P. Wentworth seconded the motion. VOTE YES: Priscilla Lindquist, R. Clark, and P. Wentworth; ABSTAIN: B. Weber. The motion was approved 3-0-1.

MOTION

P. Lindquist motioned to adjourn at 8:05 pm. P. Wentworth seconded the motion. The motion passed 4-0 and was closed at 8:05 pm.

Respectfully submitted,

Tina Harrington, Secretary