Chairman Randy Clark opened the meeting at 7:00 PM. Members present included Randy Clark, Proctor Wentworth, Paul Carideo, Neil Emerson, and Priscilla Lindquist, Ex-officio voting member. Secretary Susan Hastings recorded the minutes. Attendees included Kris Emerson, Chief Building Inspector, Penny Williams, Media, and Captain Will Warnock, Hampstead Fire Department. The list of persons attending is a part of the record.

**CHAIRMAN’S REMARKS**

* R. Clark announced no zoning petition articles have been received.
* The filing deadline for plan submission is January 14, 2013.

**BONDS 07-022 Irongate**

* The Letters of Credit for Irongate have been received and filed, **Attachment # 1.**

**PUBLIC MATTERS Zoning Fee Schedule**

The Chairman asked Kris Emerson, Chief Code Officer to explain the request for changes to the Fee Schedule in the Zoning Regulations, **Attachment # 2.** K. Emerson said the fee schedule proposal would increase the inspections by approximately $10.00 each. This is offset by some inspections being eliminated. W. Warnock pointed out the Residential K (Kindergarten) Certification is part of the inspection process. R. Clark said this would be up to the voters. Neil Emerson said it should be left up to the voters. Priscilla Lindquist asked if there were any way around putting it on the warrant because of the cost of printing. K. Emerson said that in some towns the Selectmen set all the fees. The final date to get an article on the Warrant is January 28. Randy Clark pointed out the Fee Schedule is in the Zoning and would have to be removed from those regulations. The Fire Department is under the State Codes. The Chairman recommended removal of the Construction Fees and the Hampstead Fire Department Inspection fees from the Hampstead Zoning Ordinance and have the fees determined by the Selectmen after a Public Hearing. There was further discussion and Attorney Loughman will be contacted for advice.

**MOTION**

**Proctor Wentworth made a motion to remove the (Code Enforcement) Construction Fees and the Hampstead Fire Department Inspection fees from the Hampstead Zoning Ordinance and have the fees determined by the Selectmen, after a Public Hearing. Priscilla Lindquist seconded the motion. VOTE YES-Proctor Wentworth, Priscilla Lindquist, Paul Carideo and Neil Emerson. ABSTAIN-Randy Clark. The motion was approved by vote.**

Neil Emerson asked if the Life Safety Code is part of the inspections. Will Warnock said it is now part of the final inspection of the building. Captain Warnock explained the determination of the number for a Place of Assembly is part of the duties of the Fire Inspector. The Chairman asked if there anyone wanted to comment and there were no more questions or discussion.

**OTHER Department of Transportation Scoping Meeting**

Chairman Clark and Nick Cricenti attended the DOT scoping committee meeting in Concord on January 3, 2013 for the gasoline station proposal, map 6 parcel 46, on the corner of NH Routes 121 and 111 in Hampstead, **Attachment # 3**. R. Clark explained the applicant submitted the proposal. An opticom is proposed for the state highway intersection. The project falls in two New Hampshire Department of Transportation traffic regions. P. Lindquist asked if the land has been sold. There is no transfer of property registered yet.

**OTHER 01-018 Depot Development Court Case**

The Service date of the Court papers is January 28, 2013.

**OTHER 13-052 Applebriar Estates**

Chairman Clark received a letter from Julia Forbes asking for a review of the drainage culvert from Applebriar Estates, under East Road and onto her property. Ms. Forbes claims it has increased and asked to have the Town Engineer do an inspection. R. Clark questioned whether the Town should pay the fees.

**OTHER Conservation Land Purchase P. Carideo**

R. Clark asked Paul Carideo to explain their request. The Conservation Commission is proposing to purchase a piece of land on Collette Drive owned by Joan Emmett. The RFP has gone out. There would be some land for the Town and some for the Conservation Commission. The costs for a subdivision are high. The proposal would attach the land purchased to existing land. Ms. Emmert intends to keep a ten-acre parcel with her home. It was suggested the proposal be done as a boundary adjustment. No new lots are being created. This could be done without having soils or a drainage plan. The Conservation Commission is asking to have a 20-foot walking strip created. Randy Clark said the owner would have to come back to the Board if she wanted to subdivide the ten-acre lot. Proctor Wentworth suggested attaching all three lots of Conservation land. Paul Carideo said he will talk with the Conservation members.

**MOTION**

**Priscilla Lindquist made a motion for the Conservation Commission to submit a Lot Line Adjustment of the land owned by Ms. Emmert, including a boundary survey. Proctor Wentworth seconded the motion. The vote was YES-Neil Emerson, Proctor Wentworth, and Priscilla Lindquist; ABSTAIN-Randy Clark, Paul Carideo. The motion was approved.**

**BOARD BUSINESS**

* **Member Comments Scoping Meeting** Randy Clark was asked what the Scoping Meeting looked at. He told the Board the State prefers the drives be opposite each other because of traffic turning logistics. A turn down land from NH Route 121 to NH Route 111 was discussed. The building was granted a setback variance by the Hampstead Board of Adjustment. The plans are ready to be submitted. The State knew of the pending lawsuit over the gasoline station in West Hampstead. They are aware of the other gasoline stations along Route 121. In the States’ view, the station would be a “drive by for gas”.
* **Correspondence Derry, NH-** A Public Hearing Notice was received from Derry for telecommunication antennas and supporting equipment to be added to an existing cell tower. Neil Emerson asked why we were notified, **Attachment # 4**. There is a state law requiring notification of each town within 20 miles of the site.
* **Minutes and Adjournment-**The minutes were edited as follows: Page1, Paragraph 4, Line 10 change “of” to “or”. Priscilla asked if the name for 01-018 was Depot Development or Depot Crossing. S. Hastings said Depot Crossing is the name for the complex to be built and Depot Development LLC is the Developers, Bruce Worthen and Richie Towne.

**MOTION**

**Chairman Randy Clark made the motion to approve the minutes of 3 December 2012 as amended and called for a vote. The vote is YES-Proctor Wentworth, Neil Emerson, and Priscilla Lindquist;**

**ABSTAIN-Randy Clark, Paul Carideo.**

* **Adjourn**  The meeting was adjourned at 7:40 PM.

**MOTION**

**Proctor Wentworth made the motion to adjourn the meeting at 7:40 PM. Paul Carideo seconded the motion. The Chairman declared the meeting adjourned without objection.**

Respectfully submitted,

Susan Hastings, Secretary