Chairman Randy Clark opened the meeting at 7:00 PM. Members present included Randy Clark, Paul Carideo, Neil Emerson, Chad Bennett, Chris Dane, and Priscilla Lindquist, Ex-officio voting member. Secretary Susan Hastings took the minutes. Attendees included Tobin Farwell, Penny Williams, Jay Dimando, Mike Hall, Kim Colbert, and Brian Goode.

**CHAIRMAN’S REMARKS**

The Chairman announced the Planning Board would meet next on 3 June 2013. The last date to file plans for a public hearing in June is 13 May 2013.

**BONDS-19-009 Winchester Heights Road Deed**

The road deed for Winchester Drive has been received back from the Registry of Deeds. The road bond has been returned and the remaining fees posted with the Town are being returned.

**1ST PUBLIC HEARING-06-046 Tropic Star** CONTINUED FROM 1 APRIL 2013

Chairman Clark opened the continued hearing for Tropic Star for their commercial development at 235 Stage Road. Wayne Morrill requested a continuation of the hearing to the next meeting on June 3, 2013. **Attachment # 1**. R. Clark asked members what they wanted to do and was told continue the hearing. (NOTE: the vote to be at the end of the meeting.) Paul Carideo asked if any information had been provided about moving the right of way slightly to the west to make the intersection access from NH Rt. 121 to NH Rt. 111 easier. Randy Clark said there had been no information and he would send them a letter requesting they address the turn lane.

**PUBLIC MATTERS-Conceptual Consultation, T. Farwell re: Access Road to Hampstead Middle School**

Randy Clark opened the conceptual consultation on the access road to the Hampstead Middle School. Michael Hall told the Board they needed to have time to resolve some “issues”. Randy Clark asked what the status of the second access to Emerson Avenue. M. Hall said the access has been being discussed since 1978 as an emergency access. The request to “adequately respond in an emergency” from the Fire Department was for an emergency one lane gravel, gated access. It would be for fire and police and evacuation of the school if there were a situation that required school children and staff removal. This request became a request for a two lane paved access for school busses. Funding was received and an RFP for completed drawings, including engineering work and road construction estimates. He added this was referencing RSA 674. R. Clark asked if the proposal was to use the road for school busses. Mike Hall said it would be for the busses and would need to be plowed in the winter. Neil Emerson asked them why they were not presenting this tonight. Mike Hall said there was still work to be completed with Farwell Engineering. Randy Clark asked about the wetland crossings since there are large areas of wetlands on the site and they would certainly be subject to the NHDES regulations. R. Clark added that the access was proposed 10 years ago and would have crossed where the soccer field is located.

**PUBLIC MATTERS-Conceptual Consultation, T. Farwell CONTINUED FROM PAGE 1**

Paul Carideo said the wetlands board wants to see the best and most reasonable use of the land when considering a wetland crossing. Neil Emerson commented the road crosses the wetlands two times at Emerson Avenue and again two times further in adding this is not even a map showing all the wetlands in the area. Randy Clark said the police and fire departments want an emergency access but not necessarily the paving with a two-lane width. Priscilla Lindquist said the Fire Department has permission to walk across her land and to use Agawam Avenue. Mr. Farwell said he had looked at the site distance lines and they are reasonable. Jon Worthen, Road Agent, said at 40 inches height from the road surface there is approximately 380 feet of site distance. Nick Cricenti added the criteria is at 40 inches from the ground you need clear sight for 400 feet in each direction. The last time, about 20 years ago, Emerson Avenue had been one problem. The other was where to put the water since it cannot be run onto the abutters land. Priscilla Lindquist asked if the traffic had been considered because this was already a much busier road. Neil Emerson and Paul Carideo asked if a one way in access was considered. P. Carideo said the Board needed more information. Randy Clark said a full access to the school might require turn down lanes on Emerson Avenue. Nick Cricenti said traffic counts should be done. Randy Clark, Chris Dane and Neil Emerson agreed it was important to have the second access to the middle school. Paul Carideo suggested the Conservation Commission be contacted and a meeting set up. They will also need to review and comment on the proposal, since it will require a wetland crossing.

**OTHER - Kim Colbert Hampstead Recreation Commission**

Randy Clark asked Kim Colbert what the Recreation Commission was planning. She introduced Brian Goode who explained their plans. They would like to have an outside basketball court for people to use. The plan is to move the t-ball field at Veteran’s Way to the Depot Road Fields and construct a basketball court on Veteran’s Way. Nick Cricenti said the state now requires an Alteration of Terrain Permit and it is expensive. He explained the existing underground drainage, which goes under Veteran’s Way, was designed for a grass field and a basketball court would have an impermeable surface requiring drainage design work. This drainage is not subject to frost action. N. Cricenti did agree it would be a good spot for a basketball court. Kim Colbert asked for more information on the alteration of terrain permit. It is required when there is over 100,000 square feet of site disturbance. The site is tied into the Irongate Development, which is still under construction. The proposed police department building is also part of the site and may be subject to the same regulations. Neil Emerson asked if one permit could be for the two projects.

Brian Goode said the Depot Road ball field is being proposed for the east end of the fields in the area where stumps were taken out. This is a wet area and it did not dry out last summer. The trees have been cut. Gove Environmental did the soil survey. The Recreation Commission was asked to stop and not do anything more until all the parties, Conservation, Planning and Recreation could meet together. Randy Clark asked Paul Carideo if there was a way to get the site drainage to work. Paul said this is poorly drained 523 BH soil, by zoning there is a wetland setback.

**OTHER - Kim Colbert Hampstead Recreation Commission CONTINUED FROM PAGE 2.**

Randy Clark added the drainage is to Phillips Pond in Sandown. There are a total of three drainage areas involved. Neil Emerson agreed with Paul Carideo’ statement whatever is done should be done right. Randy Clark added it would be difficult to get anything in there except possibly the basketball court. Brian Goode said the site is better for basketball. Kim Colbert asked for input from the Board on what the best way to go is. She was advised to follow the recommendations of P. Carideo.

**OTHER – Julia Forbes**

There was no one present and the Secretary said she had not heard from J. Forbes. The Chairman said to schedule her when she requested time to meet with the Board.

**BOARD BUSINESS**

* **06-046 Continued hearing vote**

**MOTION**

**Randy Clark made a motion to continue the Public Hearing for Tropic Star, to 3 June 2013 as requested. Attachment # 1. R. Clark said the Board needed to look more at access issues to the south of Route 111 by extending it to Brickett’s Mill Road to get that traffic out and from the west, to make a longer right turn lane on Route 111. Paul Carideo added the traffic island needs to be modified to make more room. Neil Emerson seconded the motion. VOTE YES-Neil Emerson, Priscilla Lindquist, Paul Carideo, Chad Bennett, and Chris Dane; ABSTAIN-Randy Clark. The Public Hearing for 06-046 Tropic Star at 235 Stage Road is continued to 3 June 2013.**

* **Correspondence**

The Board of Adjustment minutes for 4 April 2013 were placed on file.

The Hudson NH, Wireless Communications Public Hearing was read and placed on file.

The Kingston NH subdivision off Hunt Road in Kingston, NH was discussed and Board members felt the traffic impact would be primarily to NH Route 125. The abutters on Hunt Road may see some increase in traffic. Paul Carideo added the access road had a good site line. The letter was placed on file.

**BOARD BUSINESS**

* **Minutes-**The minutes were edited as follows: Page 3, Paragraph 5, Lines 4 and 5; add sentence after “operational.”-“**The thought was for tractor trailer vehicles using the site.”** and change the following sentence to read “**He was told it was done to precise design criteria for WB 50 vehicles which do not articulate.**” Page 5, Paragraph 3, change “Valente” to “**Weymouth”;** and Paragraph 6 change the last 2 sentences to read “**The calculations included the customers. Customer numbers are provided from a state listing.”** There were no further changes.

**MOTION**

**Neil Emerson made a motion to accept the minutes as amended and Priscilla Lindquist seconded. VOTE YES-Neil Emerson, Priscilla Lindquist, Paul Carideo, Chad Bennett, and Chris Dane;**

**ABSTAIN-Randy Clark. The minutes of 1 April 2013 were approved.**

* **Adjourn** The Chairman asked if there was any further business to come before the Board.

The meeting was adjourned at 8:20 PM.

**MOTION**

**Priscilla Lindquist made a motion to adjourn the meeting at 8:20 PM. Chairman Clark declared the meeting ended without objection.**

Respectfully submitted,

Susan Hastings, Secretary