Chairman Clark opened the meeting at 7:00 PM. Members present were Randy Clark, Paul Carideo, Chris Dane, Chad Bennett, Bill Weber, and Priscilla Lindquist, ex-officio voting member. Nick Cricenti, Jr., SFC Engineering Partnership and Susan Hastings, Secretary attended the meeting. Neil Emerson was absent. Members of the public attending were John Provost, Vanda Solarz, James Lavelle, Will Warnock, Hampstead Fire Department Deputy Chief and Penny Williams, Media. The correspondence and list of attendees are part of the public record.

**CHAIRMAN’S REMARKS**

The Chairman made the following announcements: The next meeting is scheduled for October 7, 2013. The filing deadline for the 4 November 2013 meeting is 14 October 2013.

There will be a Public Hearing on the Police Station at the 7 October 2013 meeting.

**1ST PUBLIC HEARING-06-046 Tropic Star, 235 Stage Road**

Randy Clark, Chairman, announced Tropic Star had called and said they were not ready for a presentation tonight since they were still waiting for the approval from the Department of Transportation, **Attachment # 1**. They requested the hearing be continued to the next meeting. There were no questions or comments.

**MOTION**

**Paul Carideo made a motion to continue the public hearing for the Tropic Star project, located at 235 Stage Road 06-046 to 7 October 2013 at the applicant’s request. Chris Dane seconded the motion and it was approved. VOTE YES – Paul Carideo, Chris Dane, Bill Weber, and Priscilla Lindquist; ABSTAIN - Randy Clark.**

**1ST PUBLIC HEARING 10-005 Steve Hatem Properties**

Chairman Randy Clark told Board members, property owner Steve Hatem, has requested the public hearing for his project 10-005 Steve Hatem Properties be continued to the next meeting. He is still

**1ST PUBLIC HEARING 10-005 Steve Hatem Properties** continued from page 1

resolving details on the fire suppression issues with the Fire Department. J. Lavelle said they are still waiting for the AOT permit. There were no question from abutters or Board Members. The Chairman called for a motion.

**MOTION**

**Paul Carideo made a motion to continue the Public Hearing for Tropic Star 06-046 to 7 October, 2014. Bill Weber seconded the motion and it was approved. VOTE YES - Paul Carideo, Bill Weber, Chris Dane, Chad Bennett and Priscilla Lindquist. ABSTAIN – Randy Clark.**

**1ST PUBLIC HEARING 01-032-1 V. Morris Subdivision Plan**

Chairman Clark opened the Public Hearing for the Virginia Morris Subdivision. Jim Lavelle presented the proposal to the Planning Board saying the plan needs to be signed by both Sandown and Hampstead Boards. Sandown has reviewed the subdivision, where the subdivided lots lie, and it has been approved. The owner is now waiting for Hampstead to review the plans since some of the property is in Hampstead. Copies of the Department of Transportation permit for driveway entrances onto Route 121; Sandown Planning Board minutes of 8/20/2013; and the review letter from S. Keach PE were presented. **Attachment # 2.** The larger parcel is in Sandown and the smaller parcel lies in Hampstead. This parcel 1-032-1 has 161/125” frontage on Rt. 121 and has not changed. J. Lavelle added that nothing is being done in Hampstead. Nick Cricenti said he did not want to disagree with Mr. Keach, however, he reminded Board members the Planning Board made a decision years ago on the status of the lot when it was assigned number 1-032-1 designating it as a separate lot from the “parent” 1-32 lot, which met the requirements as a buildable lot in the Town of Hampstead.

Ms. Vanda O’Neil expressed concerns with driveways which are constructed in the wetlands. Chairman Clark said these drives are in Sandown and are not under the jurisdiction of Hampstead. R. Clark asked if there were any further comments from Board members or the public. Nick Cricenti said he was all set.

**1ST PUBLIC HEARING 01-032-1 V. Morris Subdivision Plan** continued from page 2

**MOTION**

**Paul Carideo made a motion to approve the subdivision plan for Tax Map 5 Lot 3 in Sandown NH and Map 1 Lot 32-1 in Hampstead NH owned by Virginia Morris as presented and dated February 13. 2013. He noted the plan has been approved by the Sandown Planning Board and will be signed by the Hampstead Planning Board once the mylars and plan copies are presented and other usual conditions of approval are met. Bill Weber seconded the motion. VOTE YES.-.Paul Carideo, Bill Weber, Chris Dane, and Priscilla Lindquist; ABSTAIN.-. Randy Clark. The motion to approve the Virginia Morris Subdivision plan as presented was approved subject to conditions.**

**PUBLIC MATTERS 01-018 Depot Development**

Chairman Clark said he would like to bring the Board up to date on the status of the Depot Development law suit. Attorney Loughman notified him the Supreme Court had accepted the Depot Development Appeal. The Order indicated the case appears to be eligible for Mediation subject to the agreement of all parties agree.

The NH Division of Historical Resources (NHDRS) notified the Board of their finding of no historic properties being affected by the development, **Attachment # 3.** Nick Cricenti said this decision is based on a whole packet of information, pictures and maps relative to the site. To find the reasons the whole file would have to be reviewed.

Randy Clark also provided the answer to Neil Emerson’s question on the amount of the legal expenses to the taxpayers for the case. The amount to date is $8,386.00.

**PUBLIC MATTERS 01-018 Depot Development**

Bill Weber asked why the applicant had checked “no” on the NHDRS application. Priscilla Lindquist said there are stone walls on the property. These are part of the historic nature of the property and should be part of the Technical Review process. Jim Lavelle said there are walls along the Derry Road. Nick Cricenti reiterated there is a whole photo packet of the site presented with the application and he was sure the NHDES was aware of the stone walls. He suggested a letter be sent to the developer. R. Clark instructed the Secretary refer questions to MHF Design Consultants.

Priscilla Lindquist asked if a member of the Historic District Commission could be on the Technical Review Group. R. Clark asked N. Cricenti what his opinion was. Nick Cricenti said he had no problem and asked P. Lindquist to send him the name and contact information. Paul Carideo asked what authority they had in a technical reviews and N. Cricenti said comments are always useful.

Chairman Clark said the final plans have been received and reviewed by SFC Engineering.

**BOARD BUSINESS**

**Correspondence**

* **Middle School Access Road** The Hampstead School has invited the Planning Board to a meeting on 24 September to discuss the Access Road to the Middle School at a Public Meeting.
* **NHMA Seminars** are scheduled in area towns. The topics are Fair Housing, Conflict of Interest and Conditions of Approval. Members were encouraged to attend. **Attachment # 4.**

**BOARD BUSINESS**

**Members**

* **Town Owned Land** Priscilla Lindquist presented a list of Town Owned Land she had compiled. **Attachment # 5.** She said map 3 parcel 133 is Town Owned Land. This information is in regard to the Conservation Commission purchase of a parcel of land from J. Emmert. Paul Carideo added there is an easement in place and the land must be walked every two years.

**OTHER 10-005 Steve Hatem Properties, Deputy Chief Warnock**

Chairman Clark recognized Deputy Warnock and asked if he had any information for the Board on the fire suppression for the Hatem Properties. He said a concept has been worked out and he is waiting for further information. It is looking like they will run an 8 inch water line along Kent Farm Road to Owen’s Court and install a hydrant.

**BOARD BUSINESS Minutes 5 August 2013, Adjourn**

The minutes of 5 August 2013 were amended as follows: Page 1, Paragraph 4, change “absented” to “recused”; Page 4, Paragraph 3, change “is” to “if” and add “no trail plans at this time”; Page 6, Paragraph 7, Line 2 change “grand” to “grant”; Page 10, Paragraph 1, change “absented” to “recused”; Paragraph 2, Line 5, delete one “note”; Paragraph 3, add “Abstain, Randy Clark”.

**MOTION**

**Paul Carideo made a motion to accept the 5 August 2013 minutes as edited. Chad Bennett seconded the motion and it was approved. VOTE YES: Paul Carideo, Chad Bennett, Bill Weber, Chris Dane, and Priscilla Lindquist; ABSTAIN.-.Randy Clark.**

**BOARD BUSINESS Minutes 5 August 2013, Adjourn** continued from page 5

**MOTION**

**Chairman Clark asked if there was any more business to come before the Board. There being none he made a motion to adjourn the meeting without objection. Priscilla Lindquist seconded the motion and it was approved. VOTE YES - Bill Weber, Chris Dane, Paul Carideo, Chad Bennett, Priscilla Lindquist, and Randy Clark. The meeting adjourned at 7:50 PM.**

Respectfully submitted,

 Susan Hastings, Secretary