Chairman Paul Carideo opened the Planning Board meeting at 7:00 PM. Members present were Paul Carideo, Chad Bennett, Chris Dane, Robert Waldron, and Priscilla Lindquist, Ex-officio voting member and Tina Harrington, Secretary attended.

Members of the public attending included: James Lavelle, James Dennesen, and Mr. and Mrs. Michael Callander and Penny Williams, media. ATTACHMENT # 1

**CHAIRMAN’S REMARKS**

The next meeting of the Planning Board is scheduled for Monday, February 2, 2015. The deadline for filing for that meeting will be Monday, January 12, 2015.

The filing period for any elected office in town is January 21, 2015 through the last day of January 30, 2015. There are currently two three year positions on the Planning Board that are up for election in 2015.

**BOND**

Town Treasurer Harold Williams asked to speak to the Planning Board regarding the list of old bonds still being held by the Town of Hampstead. The first one he brought up was the Hasago bond (10-039) which dates back to November 2007. Chairman Carideo explained that they are working on getting this resolved and have been in contact with the involved parties. Hasago was sold and the Planning Board is trying to work with the new owners. The property needs its final coat of pavement to be in compliance with the approved site plan. There seems to be some discussion that the new owners may not be interested in paving the back area whereas there is heavy construction equipment using that area. If there were to be any changes, it would require an amended site plan.

Mr. Williams brought up the one for map 17-89, Richstead Realty which is from 2008 and according to records he received from Mrs. Hastings, was released by Planning Board vote in September but he hasn’t seen any paperwork yet. The funds are to be turned over to the Town for fees owed. There is a bond for Francis from 2005, which is now the Hampstead Animal Hospital. These bonds are all over 5 years old with no activity on them, which requires that they be turned over to the State of NH. Jamison Hill, map 06-110, is another old bond being held but Mr. Hill submitted a letter today indicating that

**BOND** (continued from page 1)

he will have the work done by the fall of 2015. The next one is Applebriar Estates (13-215) from 2006. It was reported that the owner has agreed to finish the paving.

Mr. Williams emphasized that the bonds need to be more current and when they are released, he needs the paperwork signed by the majority of the Planning Board.

**1ST PUBLIC HEARING –Definition change on Accessory Building Size in Residential Zone A**

The Planning Board announced a zoning amendment to change the definition of accessory building size in residential zone A. The notice was duly published.

Zoning Amendment:

To see if the Town will vote to amend Article III-2 Residential Zone A of the Zoning Ordinance by replacing:

Article III-2:2 (E) (6) Permitted Uses with: **“Two (2) accessory buildings are allowed. Only one (1) of the accessory buildings shall have a maximum square footage of 1,500 square feet of ground floor area for lots up to and including 45,000 square feet; or shall have a maximum square footage of 1,800 square feet of ground floor area for lots over 45,000 square feet. All non-permanent buildings shall have a maximum square footage of 150 square feet of floor area.**

 **Agricultural uses are not subject to this regulation.”**

 And

Article III-2:3 (2) Special Exceptions: with “**One (1) accessory building may exceed a maximum square footage of 1,500 square feet of ground floor area for lots up to and including 45,000 square feet; or may exceed a maximum square footage of 1,800 square feet of ground floor area for lots over 45,000 square feet, provided the building is in full compliance with the zoning and is appropriate for the area.”;**

And by adding to

Article III-2:5 (B) Height: **“The maximum accessory building height in Zone A shall not exceed 24 feet measured from the average grade immediately surrounding the structure to the highest roof peak. The gross floor area of the second floor where the height from the floor to the ceiling exceeds five (5) feet is greater than 33%, shall not exceed 67% of the gross floor area of the first floor (story above grade).”**

**1ST PUBLIC HEARING –Definition change on Accessory Building Size in Residential Zone A**

(continued from page 2)

And by adding to

Article III-2:5 (B) Height: **“The maximum accessory building height in Zone A shall not exceed 24 feet measured from the average grade immediately surrounding the structure to the highest roof peak. The gross floor area of the second floor where the height from the floor to the ceiling exceeds five (5) feet is greater than 33%, shall not exceed 67% of the gross floor area of the first floor (story above grade).”**

**1ST PUBLIC HEARING - Definition change on Accessory Building Size in Residential Zone A**

The members had some concern with the math and the way it was written. After some discussion it was noted that there was some punctuation missing that would clarify it. There needs to be a comma added under Article III-2:5 (B) Height – after “(5) feet*,*” and insert but after 33%- “is greater than 33% *but* shall not exceed”

With these corrections, which are the way the original zoning is written clarifies the intent.

The Chairman asked for any further comments or questions from Board members or the public.

**MOTION**

**Robert Waldron made a motion to for the members of the Planning Board to approve the Accessory building zoning amendment as amended. Priscilla Lindquist seconded and the zoning article for changes in definition to accessory buildings was approved. VOTE: YES Robert Waldron, Priscilla Lindquist, Chad Bennett, Chris Dane, and Paul Carideo. The article will be forwarded to the Selectmen to be included on the 2015 Warrant.**

**1st PUBLIC HEARING Lot Line Adjustment 3-112 (119 Mill Shore Dr.), & 3-149 (123 Mill Shore Dr.)**

Chairman Carideo opened the Public Hearing for a lot line adjustment as noted:

“To consider the request of applicant James Dennesen, P. O. Box 73, 123 Mills Shore Drive, Hampstead NH 03841, to have a 1st Public Hearing for a Subdivision (Lot Line Adjustment) Plan to show a lot line change between 119 Mills Shore Road, Map 3 Parcel 112 and 123 Mills Shore Road, Map 3 Parcel 149. Equal areas of 602 square feet are to be exchanged. Map 3 Parcel 112 is owned by Michael Callander, 9 Beechnut Lane, Hudson NH 01749. The properties are located in the Recreational Zone. “

Mr. Lavelle represented the two property owners and spoke to the plan. There were new plans presented to the office today with a slight change. Mr. Lavelle said that the numbers are the same but they rotated the plan 90 degrees. The plan is changing equal areas on both parcels (about 600 square feet). The Callanders own the smaller lot with a right of way from Mill Shore to their parcel and they want a small area to park their boat. Mr. Dennesen has purchased the other property and is looking to raze both homes on the property and wants to meet all the setbacks that will be required and the lot line change will help. What was done is that the lot line is farther out than the current setback (16 feet). They felt making the new lot (Denneson’s) meeting all the required setbacks and the change to the Callender lot should be an easy one. Mr. Carideo noted that there was a plan from SFC Engineering (based on the previous plan) and stated pretty much what Mr. Lavelle described and suggested that it be sent to the ZBA. Mr. Waldron asked if the setbacks were 25 feet in Zone B. He was told it is 30 feet in Zone B. Application was not accepted by the Planning Board. There were no member comments. It was opened to the public and there were no questions.

A motion was made to continue the meeting to the March 2nd meeting. This would give the applicants time to get on the ZBA agenda for the February meeting. The deadline for the ZBA meeting is January 15th. Mr. Lavelle asked if it was possible for the Planning Board to meet the third Monday in February to hear the case. Mr. Carideo asked the other members what they thought of cancelling the meeting on Monday, February 2nd and meeting on the 16th instead. It didn’t look like there was anything on the 2nd.

**MOTION**

**Robert Waldron made a motion to send the lot line adjustment for lots 03-112 and 03-149 to the ZBA. Priscilla Lindquist seconded the motion and it was approved. VOTE: YES Chris Dane, Chad Bennett, Priscilla Lindquist, Robert Waldron and Paul Carideo.**

**1st PUBLIC HEARING Lot Line Adjustment 3-112 (119 Mill Shore Dr.), & 3-149 (123 Mill Shore Dr.)**

(continued from page 4)

**MOTION**

**Priscilla Lindquist made a motion to cancel the Monday, February 2, 2015 meeting and to meet instead on Monday, February 16th 2015. Chris Dane seconded the motion and it was approved.**

**VOTE: YES Chris Dane, Chad Bennett, Priscilla Lindquist, Robert Waldron and Paul Carideo.**

**OTHER**

Map and Lot 06-110 Jamie Hill, which was continued from the 12/15/14 meeting. Mr. Hill submitted a letter stating that he would have the final paving done by fall of 2015.

Map and lot 10-039-Hasago, LLC (Busby Construction) continued from 12/15/14. There has been no contact from either the owner of Hasago, LLC or the new owners of the property (4 Barts). Chad Bennett asked what the next level is in trying to get the work done for these approved site plans in which the Treasurer is holding the bonds. Paul Carideo stated that he talked at one time with the new owners and they did not know that the 2nd coat of paving needs to be completed. It was actually noted that they have heavy equipment coming in and out of that property and may not want a second coat because the equipment will wear it down. Paul Carideo said if that were the case they would need to get an amended site plan and say that they don’t want a paved way.

Robert Waldron asked if we could do a cease and desist for those that are out of compliance with their site plans. Paul Carideo said that there needs to be a discussion with town counsel to see what their options are legally. Someone suggested that a note be placed on the file stating that no further changes could be made on the property, but not sure if that is legal. Paul Carideo also noted that there is no mechanism for an easy amended site plan and they need a procedure for it. There are two items to get resolved first is to talk with town counsel to get the next steps and second for Paul Carideo, as Chairman of the Planning Board, contact the new owners of the Hasago, LLC (4 Barts).

Map and lot 09-26-Sweet Baby Vineyard 260 Stage Road continued from 12/15/14. It was heard that the property at 260 Stage Road was sold and not to these interested applicants. It was agreed by everyone to take them off any future agenda.

**CORRESPONDENCE**

A letter from SFC Engineering regarding the review of map and lots 03-112/03-149 was placed on file.

**MEMBER COMMENTS**

Chad Bennett asked about the bonds issues. It was suggested to see if town counsel would have a procedure that may be used in other towns that this board could review for use.

The members talked about who has authority or responsible to overseer different aspects of the planning/construction process. It was suggested to have a work session whereas the members of the Planning Board are all fairly new with the Chief Building Official and possibly the Town Engineer as well. They felt that having a discussion will make it easier to understand the whole process and who is currently responsible for what. From this they may be able to come up with a procedure.

**BOARD BUSINESS**

Minutes of November 3, 2014 were continued from the December 15, 2014 meeting whereas there were some questions on the changes. There was a copy of the original draft minutes and a copy of the minutes with the changes to show they were done.

**MOTION**

**Chris Dane made a motion to approve the minutes of November 3, 2014 as amended. Robert Waldron seconded the motion and it was approved. VOTE: YES Chris Dane, Chad Bennett, Priscilla Lindquist, Robert Waldron and Paul Carideo.**

**BOARD BUSINESS** (continued from page 60

* **Minutes** of December 15, 2014 were reviewed and there were a couple of changes. On page 5 under the motion, Priscilla Lindquist said that it should be 2 sentences add an.

**MOTION**

**Chris Dane made a motion to approve the minutes of December 15, 2014 as amended. Priscilla Lindquist seconded the motion and it was approved. VOTE: YES Chris Dane, Chad Bennett, and Priscilla Lindquist. Abstained: Robert Waldron, Paul Carideo**

* **Adjourn** The meeting was adjourned at 8:10 PM.

**MOTION**

**Priscilla Lindquist made a motion to adjourn the meeting at 8:10 PM. Chad Bennett seconded the motion and it was approved. VOTE: YES Chris Dane, Chad Bennett, Priscilla Lindquist, Robert Waldron and Paul Carideo.**

Respectfully submitted,

 Tina Harrington, Recording Secretary