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

Members of the public attending included: James Lavelle, James Denneson, Richard Towne, Bruce Worthen, Scott Lancaster, Pam Lancaster and Penny Williams, media.

**CHAIRMAN’S REMARKS**

The next meeting of the Planning Board is scheduled for Monday, March 2, 2015. The deadline for filing for that meeting was Monday, February 9, 2015.

**BOND** Map 01-018, Depot Crossing Bond Adjustment

Chairman Carideo explained that Depot Crossing is ready to open but won’t be able to complete the paving or plantings until spring. There was a request made to SFC to draw up a bond amount to be posted for the final coat and the plantings. Mr. Cricenti had not sent a formal bond notice, but did email the estimated amount of $22,500 for the paving and $2,000 for the plantings for a combined total of $24,500. There is already $50,450 being held as a bond for items such as the loam/seeding, curbing, striping and storm drains. This would change the total bond to $74,950. N. Emerson asked why a request for the bond money is coming forward now whereas it wasn’t part of the original bond. Chairman Carideo said that after talking with K. Emerson, and understanding that the owners were looking to get a certificate of occupancy, there was a concern that the site plan was incomplete. This is more an issue with the time of year than the work not being completed. He thought it was best to ask for the unfinished work to be bonded. N. Emerson stated that he understood the Planning Board was not bonding for paving anymore. The response was that normally they don’t but the site would be incomplete and the bond would allow them to open. At 7:05 pm Chad Bennett stepped down from the table to recuse himself

and to speak as an abutter. He asked about the granite curbing that hadn’t been completed. He was told that the current bond of $50,450 had the curbing included in it. The request of $24,500 is in addition to the $50,450 currently being held. Mr. Bennett returned to the table but was not back officially until after the vote at 7:07 pm, as noted by the Chairman.

**Map 01-018, Depot Crossing** Continued from page 1

**MOTION**

**Chris Dane made a motion to the additional bond request of $24,500 for Depot Crossing, map 01-018 to cover the final coat and plantings. Priscilla Lindquist seconded the motion and the motion passed.**

**VOTE : YES P. Lindquist, C. Dane, N. Emerson, and P. Carideo.**

**The new revised bond amount will be $74,950. The office will try to get the bond letter from SFC Engineering for the owners, and if not available will type a letter for them to bring to the bank.**

**PUBLIC HEARING** Lot Line Adjustment 3-112 (119 Mill Shore Drive), and 3-149 (123 Mill Shore Drive)

Continued from January 5, 2015

Jim Lavelle presented the plan to the Planning Board. He stated that at the last meeting of the Planning Board they sent the plan to the Board of Adjustment. The plan for the lot line change was approved by the Board of Adjustment at their meeting on February 5th, 2015. 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. Denneson (of Mill Shore Realty Trust) 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. SFC Engineering previously looked at the plan and had no issues. There were no public comments.

**MOTION**

**C. Dane made a motion to accept the plan as presented by Lavelle Associates with a revised date of 12/31/2014 for lot line changes of lots 03-112, and 03-149. N. Emerson seconded the motion. VOTE: YES C. Dane, C. Bennett, P. Lindquist, N. Emerson, and P. Carideo.**

**MOTION**

**N. Emerson made a motion to approve the plan as presented by Lavelle Associates with a revised date of 12/31/2014 for lot line changes of maps 03-112, and 03-149. C. Dane seconded the motion. VOTE: YES C. Dane, C. Bennett, P. Lindquist, N. Emerson, and P. Carideo.**

Mr. Lavelle noted that the mylars will be forthcoming.

**OTHER Business** 11-60, 11-60-1 Lancaster Time Extension

Mr. Lancaster was present to ask the Planning Board for a time extension. He re quested the Board to allow him to go out to May 1st in order to get the paperwork he needed through the bank process. He is looking to get a partial release from the bank and it is estimated to be a 75 day process.

**MOTION**

**P. Carideo made a motion to grant an extension of the conditional approval to May 1, 2015 for Scott Lancaster regarding Map 11-60 and 11-60,-1. N. Emerson seconded the motion. VOTE: YES C. Dane, C. Bennett, P. Lindquist, N. Emerson, and P. Carideo.**

Mr. Lancaster also needs a letter for the bank stating that the remaining parcel meets current zoning. There was a question as to who would write the letter- K. Emerson or the Planning Board. When Mr. Emerson is back in the office it will be discussed with him.

There was discussion with the Lancasters regarding the road easement. Town Counsel sent a letter to the Planning Board stating that they did not need to be part of the road bond, but do need to see that it is recorded. Whereas the road bond was a condition of approval, Chairman Carideo thought the right process would be to have a public hearing so that the abutters would be notified of the change in conditions. There was some thought that the residents may not be signing the agreement because they feel that it would hold up the project. Mr. Lancaster noted that the Atwoods, who the road, have not 11-60, 11-60-1, Lancaster signed the agreement, but also haven’t told him they wouldn’t. Both Mr. Lancaster and Mrs. Lancaster emphasized that they have meet every requirement on the road agreement that the Atwoods asked of them. They also stated that they have been doing the maintenance on the road since they lived there and will continue to do so. Chairman Carideo will contact Town Counsel to see if the changing of the conditions requires notifying the abutters and what the ramifications would be if there wasn’t. The deadline for the April meeting would be March 16th if a public hearing is required.

They discussed the bond requirements for the project. Mr. Lancaster said he didn’t know where it stood. As a condition of his approval he needs to build the road or bond for it.

**OTHER Business** 11-60, 11-60-1 Lancaster Time ExtensionContinued from page 3

The last SFC bond letter stated $2,382.00 and $2,500 for Engineering Fees. The road will be gravel. Mr. Lancaster was told a letter of credit or a cash bond would be required payable to the Town of Hampstead.

SFC will be contacted to confirm the bond amount. In June 2014 the bond estimate was at $29,160 when they were doing the whole road. Mr. Lancaster was given a copy of the SFC Bond letter for $2,382.00.

**OTHER Business** 10-31, Lawrence Trahan Use Change

There was a request for a change of use for map 1 lot 31 (315 Kent Farm Road). It is currently a machine shop. C. Dane stated that what is in there is much improved over what was there previously. No plans were submitted for the change of use. There is an existing site plan on file, which the Planning Board Chairman stated should be reviewed to make sure it is current. It is noted that the only change is the actual business and owner with one employee which would be no additional increase on the septic system and there is no sign noted on the application. There was some discussion as to why this was before the Planning Board and not just approved by the Chief Building Official and there were questions as to where the form came from. Mrs. Harrington explained that the form has been part of the Planning Board process for many years but in the last few years K. Emerson has received most of the changes of use and he sends the applicants to the Planning Board if there are significant changes. There was a note with the application from S. Hastings that a letter from the Fire Department and Chief Building Official would be needed to show that they meet with Mr. Trahan on the change. It was agreed to continue the discussion on the change of use to the next meeting (March 2, 2015) and to talk with K. Emerson.

**MOTION**

**N. Emerson made a motion to continue the discussion of the change of use for 315 Kent Farm Road, Map 10-31 to the March 2nd, 2015 meeting and to talk with the Chief Building Official. C. Bennett seconded the motion. VOTE: YES C. Dane, C. Bennett, P. Lindquist, N. Emerson, and P. Carideo.**

**OTHER Business** 16-042 and 17-171- Patricia Martel

There was a lot line change merger previously approved by the Planning Board. It was noted that the applicant had the maps and lots listed but when read, 17-171 was written incorrectly, it should have been 17-141. There was a notice read into the record explaining the penmanship of the applicant created the error.

**OTHER Business** 10-039 Hasago LLC/Busby-

There was no update. Chairman Carideo will try another way to contact the new owners.

**CORRESPONDENCE**

* *172 Main Street- Atkinson* – A letter was received from Shauer Environmental for a Wetland Crossing and a notice from the Atkinson Planning Board regarding a 100 unit subdivision. It is believed that the property abuts the Town of Hampstead and the Sawmill Swamp.
* *Rockingham County Planning Commission*- Submitted the Regional Transportation project with the current projects that are known and their estimated dates of work. They also asked for any additional projects to be submitted. The Planning Board talked about the need for work at “Sign Island” the intersection of Stage/Main and Emerson/West for a potential project. C. Dane said that he would look into submitting the paperwork to get this project on the list.

**MEMBER COMMENTS**

Chairman Carideo stated that in looking through his planning board book, he noticed that Tropic Star Development for the corner of Stage Road has its conditional approval expiring February 28th 2015. Mrs. Harrington will contact them to get an update and see if they are looking for an extension.

**BOARD BUSINESS**

* **January 5, 2015 Minutes-** There were a few corrections. Page 1 next to last paragraph change it to if. Page 6 under Board Business change after “to show, add “and”. Page 6 top of page, 2nd line in the middle “in other towns take out “they”.

**MOTION**

**C. Dane made a motion to accept the minutes of January 5, 2015 as edited. C. Bennett seconded the motion. VOTE: YES C. Dane, C. Bennett, P. Lindquist, and P. Carideo.**

**Abstained: N. Emerson**

It was noted that Contech Plastics has closed and they are taking down the silos and removing equipment.

* **Adjourn** The meeting was adjourned at 8:12 PM.

**MOTION**

**Priscilla Lindquist made a motion to adjourn the meeting at 8:12 PM. C. Dane seconded the motion and it was approved. VOTE: YES C. Dane, C. Bennett, P. Lindquist, N. Emerson, and P. Carideo.**

Respectfully submitted,

 Tina Harrington, Recording Secretary

*Approved as edited March 2, 2015*