Chairman Paul Carideo opened the meeting at 7:00 PM.

Members present: Paul Carideo, Chairman, Chris Dane, Vice Chairman, D. J. Howard Jr., Neil Emerson, Robert Waldron, Proctor Wentworth, Chad Bennett, Ex-officio voting member and Glen S. Emerson, Alternate. Secretary Susan J. Hastings was present.

Attendees: Lewis Eaton, Stacey Eaton, Penny Williams, Media, Pierre Sader, Shi “Mike” Zheng, Jon Worthen, Joe Beaudoin, and Walter Hastings.

**CHAIRMAN’S REMARKS**

The next meeting of the Planning Board is 6 July 2015. The last date to file plans for a Public Hearing at that meeting is 15 June 2015.

**BOND 006 & 103 17 Gigante Drive Site**

The Secretary reported Bruce Worthen is waiting for a bond reduction and will post the new bond prior the expiration date.

**PUBLIC MATTERS Change of Use 17-089 OSAKA Shi “Mike” Zheng**

The Chairman asked Mike Zheng to explain the request. Mr. Zheng said he was asked to submit information on the septic loading requirements and the parking capacity for the expansion of the restaurant. Pierre Sader, owner of 416 Emerson Avenue, presented a report from Steve Cummings, P. E., Attachment **# 1**. The report states the capacity of the existing septic system is sufficient to accommodate the proposed 40-seat restaurant and the future rental of Unit # 8. The review shows the 143 existing parking spaces are sufficient for the change in use as outlined. The 40-seat restaurant is calculated at 40 GPD per seat and leaves an excess capacity of 250 GPD in the system. Mr. Sader said he would provide three dumpsters for the renters/occupants, two for trash and one for recycling. The dumpster for grease is on Miner’s Way. The dumpsters will be fenced. Employee parking will be behind the restaurant. Unit # 8 will be provided with five new spaces. The location might create a problem. Chairman Carideo said he disagreed with the SFC report since there was no mention of Unit # 8. Paul Carideo said he would like to see an amended site plan for the proposed changes. D. J. Howard asked if a letter would cover the amendments. Chad Bennett said he was concerned with the location of the five new parking spaces.

**PUBLIC MATTERS Change of Use 17-089 OSAKA Shi “Mike” Zheng** CONTINUED FROM PAGE 1

Chris Dane said he would be OK with Osaka moving forward if there was a mechanism in place that would assure they returned to the Planning Board. Neil Emerson said there are problems when there is not a site plan showing things such as parking, traffic circulation and trash. He added the existing conditions and the plan changes needed to be shown. Mike Zheng said the previous owner caused many of them. Proctor Wentworth asked if a site plan could be done in two weeks. Robert Waldron said there should be an amended site plan. Glen Emerson said the site needed additional parking and the fire department needs access.

Paul Carideo told Pierre Sader he would have to prepare a site plan and present it to the Board. The Chairman explained the parking requirements for a retail store is one parking space for each 200 square feet of space and for a 40-seat restaurant; the requirement is one space for each 75 square feet of space. D. J. Howard added the fire department could have other issues. The plan should go for a Staff Review (TRC) with department heads. Proctor Wentworth noted the site improvement including the dumpster relocation need to be on the amended plan.

Pierre Sader agreed to provide a plan and will return to the Board.

**BOARD BUSINESS 08-218 Wetland Application** Camp Tel Noar

Chairman Carideo reported Camp Tel Noar has applied for a wetlands permit to remove an existing dock and install steps. The plan was reviewed by the Conservation as is required. The zone is residential but the use is business. There was a discussion of whether an amended site plan was needed. Some clearing and regarding was done around a residence they purchased for staff occupancy. A letter is to be sent explaining any future improvements to the site or to alter the property owned by Camp Tel Noar requires an amended site plan for review.

**OTHER 06-026, Sweet Baby Vineyard,** Lewis and Stacy Eaton

Paul Carideo said the Eaton’s want to purchase the Blaine property on Route 121 and operate Sweet Baby Winery from there. Numerous other state permits are required for the production of wine. Stacy Eaton said they intended to grow grapes and vegetables there and some would be for sale.

**OTHER 06-026, Sweet Baby Vineyad,** Lewis and Stacy Eaton CONTINUED FROM PAGE 2

They also sell local produce. Chris Dane asked where they were located now. Stacy Eaton said winery is in Kensington NH and they have a letter from the Attorney for the Town stating the business is agricultural. Paul Carideo said part of the operation is wine tasting and hosting private events. Lewis Eaton said they host events like Birthday parties for 30 guests. There followed a discussion of the wine making process The winery produces 18 types of wine and have two additional employees. Mr. Eaton said they were not purchasing the large warehouse. They have an agreement to use the warehouse driveway for parking. There is also a small ranch house on the property. Neil Emerson said he believed the ranch house and warehouse were on a separate parcel of land.

The Chairman said while the agricultural use is allowed the issues of guest parking, traffic, septic use, the hours of operation and other issues which might interfere with the residential neighborhood would need to be addressed and a Site Plan is required. Paul Carideo told the Eaton’s the Board has received a letter from our Counsel saying the business is public and a site plan is required. RSA 674.32 C allows the Board to ask for a Site Plan. D. J. Howard added the intent is not to prevent the vineyard. Mrs. Eaton asked if they could present a drawing and Chairman Carideo said the plan needed to be prepared by a Licensed Land Surveyor and meet the requirements of the Site Plan requirements of the Town. The Secretary should be contacted by June 10 if the Eaton’s want to be on the 15 June 2015 Work Shop agenda.

**CHAIRMAN**

Chairman Carideo announced the Work Shop to be held on 15 June 2015 would be televised. The application deadline for submission of plans requiring a public hearing at the 3 August 2015 meeting is 13 July 2015. Members were provided with copies of the letter from Attorney Diane Gorrow. The bond for Four Season’s Condominiums expires in July.

**BOARD BUSINESS Minutes**

The report of 6 April 2015 was approved as written.

**MOTION**

**Neil Emerson made a motion to approve the report of 6 April 2015 as presented. D. J. Howard, Jr. seconded the motion and it was approved. VOTE YES Neil Emerson, D. J. Howard, Jr., Chad Bennett, Robert Waldron, Proctor Wentworth, and Paul Carideo. ABSTAIN Chris Dane.**

The work session minutes of 20 April 2015 were edited as follows: Page 1, Members in attendance add “Neil Emerson”.; Paragraph 5 from Line 2 to Line 13 to read, “Glen Emerson said he has been a volunteer on the Hampstead Fire Department. He added he has some construction experience. G. Emerson said he would like to fill the position if no one else wanted it, adding he had never attended a meeting. He said he was not familiar with the Planning Board regulations. P. Carideo said Glen was not expected to know all the regulations. D. J. Howard Jr. said you learn and research what is listed on the agenda. Robert Waldron asked Glen Emerson if he would consider being an alternate, member and he said he would do that. Mr. Howard added that G. Emerson should consider coming to all the meetings since the Board often has a member absent.

Proctor Wentworth said he has served twenty plus years as a member of the Board and he enjoyed being a member. He added he had served as Vice Chairman during that time.

**MOTION**

**Robert Waldron made the motion to approve the minutes of 20 April 2015 as amended. D. J. Howard, Jr. seconded the motion and it was approved unanimously. VOTE YES Robert Waldron, D. J. Howard, Jr., Chris Dane, Neil Emerson, Proctor Wentworth, Paul Carideo and Chad Bennett, Ex-officio.**

**BOARD BUSINESS Minutes** CONTINUED FROM PAGE 4

The minutes of 4 May 2015 were approved as written.

**MOTION**

**Proctor Wentworth moved to approve the minutes of 4 May 2015 as written, Chad Bennett seconded the motion and it was approved. VOTE YES Proctor Wentworth, Chad Bennett, Paul Carideo, Chris Dane, Glen S. Emerson, Robert Waldron, and D. J. Howard, Jr.**

The minutes of the Work Shop on 18 May 2015 were edited as follows: Page 1 Paragraph Robert Waldron changed to Glen S. Emerson; Paragraph 3 416 Emerson changed to 416 Emerson Avenue; Page 2 Paragraph 1 scooping changed to scoping.

**MOTION**

**Chris Dane made a motion to approve the minutes as amended. Proctor Wentworth seconded the motion. VOTE YES Proctor Wentworth, Chad Bennett, Paul Carideo, Chris Dane, Glen S. Emerson, Robert Waldron, and D. J. Howard, Jr. The minutes of 18 May 2015 are approved.**

**WORK SHOP**

**Staff Review (trc)**

Paul Carideo explained the Board was meeting with all the members of the former TRC group to understand how they work and what they expected of the Board.

Police Chief, Joe Beaudoin said the Review group works very well. It gives him an opportunity to know where new subdivisions are, and what they plan to do. The meetings are with Nick Cricenti and he easily explains what can happen with a business. An example is the proposal for the Blaine’s property. J. Beaudoin said another advantage is the daytime meetings. He said another night meeting would be nearly impossible to make. P. Carideo asked if there was anything the Board could do to assist the police.

**WORK SHOP**

**Staff Review (trc)**

The reviews are to notify them of what is coming up and he said the department needs to know when there is a day care involved such as on Hazel Drive, which intersects Route 111. At the meeting all, the parties are face to face so there is no misunderstanding between the developer and the parties involved. Neil Emerson asked how they are notified. J. Beaudoin said either Nick Cricenti or Kris Emerson call. He added he thought there should have been a review of the B & H plan.

Proctor Wentworth added the group looks at traffic, hours of operation, function, building size, noise level and similar issues which can be cleared up prior to the first public hearing.

Chip Hastings said he represents the Historical Commission, which is advisory. He brings the information back to them. They are watchful of the stonewalls and any historical properties of a site. He added he found the information very useful, especially when he was participating in the review of plans for the Fire Department.

Jon Worthen said he usually gets an e-mail notification of the meetings. He likes to be sure the site distances for new roads. Potential road damage can be mitigated in some cases. Storm water management is another area that takes a lot of planning. Paul Carideo said the MS4, Clean Water Act involves inspections and a lot of paperwork. J. Worthen said Sean Murphy has been assisting him...

Joe Beaudoin talked about Tropic Star noting the meeting was very helpful. They were able to address their needs or wants for traffic flow especially. All the parties at one table facilitated in eliminating problems. It was a good way to discuss and debate issues. Minutes are kept of the meetings and each member fills out a worksheet of their recommendations or concerns

**WORK SHOP**

**Staff Review (trc)**

**Adjourn**

**MOTION**

**Chris Dane made a motion to adjourn at 9:55 PM. Proctor Wentworth seconded the motion. The vote to end the meeting was unanimous.**

Respectfully submitted,

Susan J. Hastings, Secretary