Chairman Paul Carideo opened the meeting at 7:00 PM. Members present: Paul Carideo, Neil Emerson, D. J. Howard, Jr., Proctor Wentworth and Chad Bennett. Alternate members present: Glen Emerson and Randy Clark. The Chairman appointed Glen Emerson to sit on the Board for Chris Dane. Randy Clark was appointed to sit on the Board for Robert Waldron.

Members of the public attending: Lewis Eaton, Stacey Eaton, Ed Martineau, Julie Clark, Robert Clark, Suzanne Zakian, Donald Zakian, Steven Cummings, Michael Zheng, Pierre Sader, Jim Lavelle and Penny Williams, Media.

**CHAIRMAN’S REMARKS**

Date of next Public Hearing Meeting 21 September 2015

Filing Deadline for 9/21/2015 Meeting 31 August 2015

Meeting Date 21 September 2015

Work Shop Class 17 August 2015 for Planning Board and ZBA members

**BOND 06-006, 103 17 Gigante Dr. Bond**

Chairman Carideo said the bond paperwork is complete.

**BOND 01-018 Depot Development**

Paul Carideo, Chairman announced the work required is complete and the partial bond has been released to the developer.

**BOND 18-047 Four Seasons Letter of Credit i/n/o Hampshire Properties, LLC**

The Chairman, Paul Carideo explained the Irrevocable Standby Letter of Credit # 98-69 i/n/o Hampshire Properties has been extended to 20 July 2016. The original has been placed on file, **Attachment # 1.** Chairman Paul Carideo opened the Public Hearing on the Rules of Procedure, **Attachment # 2**.

**PUBLIC HEARING Rules of Procedure**

Copies were available for anyone. He summarized the document saying it was a general guideline of the way the Planning Board conducts itself. Randy Clark added there have been no changes to the text since the document was posted for a public hearing. The Board members and the public were invited to comment and there was none. Paul Carideo said the Rules of Procedure require two public hearings. The second public hearing will be 21 September 2015.

**PUBLIC HEARING 06-026 Sweet Baby Vineyard**

**“Public Hearing Notice “PLACE, Town Office Building, 11 Main St., Hampstead, NH. TIME 7:00 PM. There will be a Public Hearing for the following: 1st Public Hearing: To consider the request of applicant Stacey & Lewis Eaton, 204 South Rd, Kensington NH 03833 to have a 1st Public Hearing for a Site Plan of Map 6 Parcel 26 in the Residential Zone. The proposal of Sweet Baby Vineyard is to plant a vineyard; grapes along with local fruits would be used to produce wine on site. The site will include a tasting room and on site sales and private events. The property is located at 260 Stage Rd, (Route 121), Hampstead, NH 03841.”**

Paul Carideo opened the Public Hearing for Stacey and Lewis Eaton. They presented the Board with amended plans of the site, which they said had been seen by SFC Engineering. The comment letter from SFC Engineering dated 21 July 2015 was reviewed and commented on. **Attachment # 3.**

**Item # 2** ***“ Revised the submitted abutters list The parcel for Stephen P. Keane appears to be mislabeled.”*** Stacey Lewis said the parcel number for Stephen P. Kane has been corrected to be map 6 parcel 46.

**Item # 3** **“*A formal easement must be filed for the authorization of the driveway on Tax Map 6 Lot 45.”***S. Eaton said a formal letter on the easement was submitted to Susan Hastings, **Attachment # 4**. The Secretary made a copy but said the letter did not specify “emergency” vehicles and was not signed.

**PUBLIC HEARING 06-026 Sweet Baby Vineyard** CONTINUED FROM JPAGE 2

It was returned for the correction and a signature. Paul Carideo said the Eaton’s could withdraw the formal easement and get a letter from the Hampstead Fire Department.

**Item # 4** **“*Prior to establishing the secondary driveway as a driveway that egresses onto a state road; a New Hampshire Department of Transportation Driveway Permit shall be obtained.”***Paul Carideo read an e-mail received from James A. Hewitt, PE NHDOT District 6 dated 7/29/2015, **Attachment # 5**. It states, “*this change in property use will need to have an NHDOT driveway permit to ensure any increase in traffic can safely enter and exit the property.”* S. Eaton said this permit had been applied for.

**Item # 5** The fee schedule must be completed.

**Item # 6 “*Include missing components of the site plan, specifically the fence enclosing the pool and shed, shrubs, and the south tree line.”***Neil Emerson said this is a Town requirement. S. Eaton said they are going to request a waiver for this item and presented a picture of the pool and fence, **Attachment # 6**. N. Emerson pointed out the pool is located within the setback area. The house does not have a buffer and one may be required. R. Clark said the dwelling might be subject to an equitable waiver of dimension.

**Item # 7** “***Provide distances for the actual building setbacks.”*** Mrs. Eaton said they would provide the setback distances. Paul Carideo said they are tie distances for the buildings and are required for the buildings. A foot measurement is required.

**Item # 8** The size of the vineyard has been corrected to read “43,560 square feet.

**Item # 9** One of two NH State Grid coordinates has been added. No benchmarks are shown.

**PUBLIC HEARING 06-026 *Sweet Baby Vineyard*** CONTINUED FROM PAGE 3

**Item # 10** ***“Provide a Soils Erosion and Sediment Control Plan conforming to the recommendations and specifications of the United States Department of Agriculture, Soil Conservation Service per 5.02.N.”*** S. Eaton said they were going to request a waiver of this item. She added they will not be making any site changes. P. Carideo said N. Cricenti will be asked to comment further on this.

**Item # 11** ***“Provide a Drainage and Grading Plan showing the entire area which is directly involved with the vineyard development per 5.02.O.”*** Stacy Eaton said they were not going to make any changes and were going to request a waiver.

**Item # 12** This item requires a detailed landscape plan. Paul Carideo said the landscaping provides a shied from car headlights and affects the neighbors and the public.

**Item # 13** “***Revise the locus map to show surrounding streets and properties within 1,000 feet of the subject property at a 1”=1000’ scale per 8.02.A.”***Chairman Carideo said the map scale specification is to conform to the tax maps. Stacy Eaton said they are going to request a waiver of this item.

**Item # 14** This item requires existing and proposed ground elevations based on accurate field surveys. Mrs. Eaton said they are not going to make any changes and will request the item be waived.

**Item # 15** Stacy Eaton said they will request a waiver to the requirement for providing the size and floor elevations of the buildings since they are existing.

**Item # 16** ***“Provide the width of access ways and egress ways within the site per 8.02.P.”*** Board members agreed this needed to be provided. The Eatons’ said the information is on the plan and they intend to ask for a waiver of this item.

**PUBLIC HEARING 06-026 *Sweet Baby Vineyard*** CONTINUED FROM PAGE 4

**Item # 17** ***“Provide the type, size, height and design of the proposed sign per 8.02.S. It appears that the sign may not be in compliance with IV-4:3 of the Hampstead Zoning Ordinance which states that signs on trees, rocks, or other natural surfaces are prohibited.”*** Stacy Eaton said the sign is less than 6 square feet and will be on the exustubg post light at the end of the driveway.

**Item # 18** ***“ Provide the type and location of all underground utilities per 8.02.BB.”*** According to Ms. Eaton there are no underground utilities. All wires are overhead. The propane tank on the site is to be shown. Randy Clark asked if there are bollard to protect the tank. The applicants will request a waiver from this item.

**Item # 19** ***“Provide the area of building coverage, length of streets and the area of open space per 8.02 BB.”*** Mrs. Eaton said they will request a waiver from Item 19.

**Item # 20 *“The plans should reflect all land within 1000 feet of any portion of the development in which the developer has an interest per 8.02.C.”*** A waiver will be requested from this item by the Eatons’.

**Item # 21** “***Provide a calculation of the required number of parking spaces per 8.02.Q”***  An engineer usually provides the calculations. Stacey Eaton said they were going to request a waiver.

Chairman Carideo said the waiver requests should be completed as soon as possible and submitted to the office. Each request is to reference the article and section of the ordinance pertaining to the waiver. Stacy Eaton said she understood and would submit the requests.

Paul Carideo asked each member if they felt the application was sufficient for the Board to take jurisdiction of the site plan submitted. Randy Clark answered more information is needed.

**PUBLIC HEARING 06-026 *Sweet Baby Vineyard*** CONTINUED FROM PAGE 5

He added he did not think the pool fence was a major issue. Proctor Wentworth said he agreed with Randy and was concerned with the number of waivers being requested. Neil Emerson agreed with the comments of the Fire Chief and the Town Engineer from the Department Heads review of the plan. Glen Emerson agreed there were a lot of waivers being requested and he questioned where the areas for snow storage would be. He further commented the vehicle headlights, sign and a better legend were needed. Chad Bennet said the measurements on the plan seemed a minor detail to add. DJ Howard Jr added the measurements could be easily added and said the issues of the waivers needed to be further considered.

**MOTION**

**Neil Emerson made a motion to take jurisdiction of the site plan for Sweet Baby Vineyard, tax map 6 parcel 26 as presented. Randy Clark seconded the motion.**

**VOTE YES Neil Emerson, Randy Clark, Glen Emerson, Chad Bennett, and Proctor Wentworth. ABSTAIN Paul Carideo.**

**Jurisdiction of the plan was taken. The 65 days to act on the plan ends on 10/7/2015.**

Paul Carideo said a grass parking area presents parking problems in winter and during wet seasons. The area for snow storage should be designated. Vehicle lights are often an issue with abutters and should be addressed. Glen Emerson wants to see a traffic pattern.

Chairman Carideo asked where the septic system is located and if there was a line from the tasting room tying into the septic. The Plan Review Group (TRC) had anticipated there would be additional flow from the tasting room and questioned the adequacy of the system. State figures indicate the process and tasting room will generate approximately 530 gpd. There is no information on the current dwelling. The adjacent rented property directly abuts a parking lot. Traffic entering or exiting the site will be affected by vehicle lights.

**PUBLIC HEARING 06-026 *Sweet Baby Vineyard*** CONTINUED FROM PAGE 6

DJ Howard Jr asked what the parking calculations were and he was told 36 spaces were sufficient. He asked if there was a provision for overflow parking and a grassed area was indicated. Stacey Eaton said the usual number for a group tasting is 25 to 30 people and often there is more than one person in a vehicle. Lewis Eaton said the grassed parking area is really just for overflow parking. There are trees in some of the spaces.

Paul Carideo said the plan notes are “skimpy” and more information is needed.

Chairman Carideo asked for comments from the Public.

Abutter Suzanne Zakian explained she had done some homework on Sweet Baby Vineyards. She contends the proposed agricultural nature of the winery is not proved. She said Sweet Baby Winery is a manufacturing business and is rated second in the State of New Hampshire. According to the New Hampshire Cooperative Extension Service a single grapevine will produce one bottle of wine. Maturity takes 3 to 5 years and the life of a vine is 30 years. She put up a chart of the statics of the company’s last three years production noting they have gone from 10,982 cases in 2013 to 21,00 cases (projected) for 2015. Ms. Zakian said they have a manufacturing operation in Kensington where there are 18 wheeler trucks delivering and picking up from the site and busloads of people coming in for tasting and shopping. A second manufacturing building is in East Kingston. She asked the Board if this was an appropriate use of property in a residential zone.

Stacy Eaton said the vineyard should not cause problems in the neighborhood. They typically employ 2 additional persons. Neil Emerson said that was about 4500 cases of wine. Mrs. Eaton added each vine produces about 1 gallon of wine. They are hoping to close the East Kingston facility,

**PUBLIC HEARING 06-026 *Sweet Baby Vineyard*** CONTINUED FROM PAGE 7

There was no further comment from the public.

Attorney Gorrow has advised the Board they may request a site plan for the proposal. This would afford addressing issues of public safety and health.

Paul Carideo reviewed the SFC comment letter dated 21 July 2015 is Attachment # 1.

**Item 6** ***“Include missing components of the site plan, specifically the fence enclosing the pool and shed, shrubs and the south tree line.”***Neil Emerson said the fence around the pool should be shown on the plan. Fencing is to protect the public. A waiver could be allowed. The tree line was discussed with no resolution.

**Item 7** ***“Provide distances for actual building setbacks.”***Board members noted the setbacks are not shown for the house, tasting room, shed, rear lot line and other typical setback lines. The lines should be labeled including the numerical distances.

**Item 9** ***“Show at least two ties to NH Grid Coordinate System (NAD 8.3) and benchmarks to NGVD 29 per 502.B.”*** The reference is not shown and the plan shows no elevations.

**Item** *10 “Provide a Soils Erosion and Sediment Control Plan” conforming to the recommendations and specifications of the United States Department of Agriculture, Soil Conservation Service per 5.02.N.”* The members discussed the relationship of soils to the growing of grape vines. Board members were polled and did not consider this necessary.

**PUBLIC HEARING 06-026 *Sweet Baby Vineyard*** CONTINUED FROM PAGE 8

**Item 11 *“Provide a Drainage and Grading Plan showing the entire area which is directly involved with the vineyard development per 5.02. O.”*** R. Clark said the erosion and sediment control and topography is needed. P. Carideo added the natural drainage indicates there may be a culvert under Route 121. L. Eaton said there is some drainage from the old greenhouses. G. Emerson said there are catch basins on the site. S. Eaton said they collect water from Route 121. P. Carideo stressed the whole site must be looked at. Members polled did not consider this item necessary.

**Item 12 *“Provide a detailed landscaping plan per 5.02.R.”*** Chairman Carideo said the unpaved parking areas will be mud in the spring and unusable. DJ Howard asked how the number of parking spaces was calculated. Lighting must be shielded from disturbing the neighbors. S. Eaton said they may need to cut some trees. The Eaton’s said they expect to plant about 720 vines. The row spacing is 10 feet. A second area will produce about 1,000 gallons. Members generally felt they did not need to evaluate the entire site.

**Item 13** ***“Revise locus map to show surrounding streets and properties within 1000’ of the subject property at a 1”-1000’ scale per 5.02.O.”*** The locus scale is tied to the tax maps. Board members were polled and felt this item could be waived.

**Item 14** ***“Provide existing and proposed ground elevation contours based on accurate field survey per 8.02 K.”*** Board members were polled and felt this item could be waived. Chairman Carideo reminded the Eaton’s the waiver information could change in the future.

**PUBLIC HEARING 06-026 *Sweet Baby Vineyard*** CONTINUED FROM PAGE 9

**Item 15** ***“Provide the size and floor elevations of all buildings within the site.”***  Square footage of the buildings is used in the calculations for parking, drainage, and septic. The tasting room and the processing building are the only buildings that are part of the site plan. Randy Clark pointed out the house also affects the septic system. P. Carideo said there should be an alternate site and septic system design in case of a failure.

**Item 16** ***“Provide the width of access ways and egress ways within the site per 8.02.P.”*** Clearance is needed for the fire trucks. R. Clark asked if there would be bollard to protect the propane tanks.

**Item 17** “***Provide the size, height and design of the proposed sign per 8.02.S. It appears that the sign may not be in compliance with IV-4:3 of the Zoning Ordinance which states that signs on trees, rocks or other natural surfaces are prohibited.***

**Item 18** ***“Provide the type and location of all underground utilities.”***

**Item 19** ***“Provide the area of building coverage, the length of the streets and the area of open space per 8.02.BB.”*** Board members were polled and felt this item could be waived.

**Item 20** ***“The plan should reflect all land within 1000’ of any portion of the development in which the developer has interest, if any per 8.02.C.”***

**Item 21** ***“Provide a calculation of the required maximum number of parking spaces per 8.02.Q.”***

Neil Emerson asked to have a summary of the parking lot lighting frequency and the proposed hours of use. Paul Carideo added the site lighting should be checked as well as the street lights in the area.

**PUBLIC HEARING 06-026 *Sweet Baby Vineyard*** CONTINUED FROM PAGE 10

Neil Emerson asked if there was a plan on file showing the septic system. He said there should be an approved plan on file. Members agreed there should be a design for an alternate septic system on file.

Paved and gravel areas on the site should be shown.

**MOTION**

**Neil Emerson made a motion to continue the Sweet Baby Vineyard hearing to 21 September 2015. Proctor Wentworth seconded the motion and it was approved. VOTE YES Neil Emerson, Proctor Wentworth, D. J. Howard, Jr., Randy Clark, Glen Emerson and Chad Bennett. ABSTAIN Paul Carideo. The hearing on the site plan for Sweet Baby Vineyard is continued to 21 September 2015.**

Chairman Carideo told the Eaton’s a written waiver request would be need to be presented before the Board could vote on the items. The fire hydrant information needs to be provided. Chief Michael Carrier said they would provide the details of the hydrant locations. The information requested should be prepared and submitted to the Town. A copy will be provided to the Town Engineer Nick Cricenti for review.

**PUBLIC MATTER James Lavelle for Lanpher Heirs**

Paul Carideo asked J. Lavelle to update the Board on the Lanpher Heirs Subdivision. He said the Board of Adjustment had vacated the Planning Board’s decision to grant a waiver for setbacks. The plan now comes back to the Planning Board. The Chairman said he would contact Town Counsel for advice on how to proceed with the hearings.

**PUBLIC MATTER 6-37 Use Change, 39 Gigante Drive**

Chairman Carideo began a discussion of the Change of Use request for 39 Gigante Drive. The request is to rehabilitate units A and B. The use of the site is injection moldings. Each machine unit has its’ own fire suppression system. P. Carideo said he would talk with Deputy Chief Warnock and a letter from the Fire Department is needed. The Chairman asked the Board to agree to have him sign the use expansion. Members agreed. Chad Bennett asked if there was sufficient parking. There are 14 spaces marked out on the plan. These minutes will be supplied to the Code Enforcement Officer since he issues the sign permits.

**PUBLIC MATTER Letter of Credit**

The Chairman informed Board Members this discussion is continued to the next meeting on *21 September 2015.*

**BOARD BUSINESS**

* **Correspondence Tropic Star Bond** A letter was presented with the explanation of the bonding.
* **Lancaster Bond** The road condition, fencing installed by an abutter and the bonding were all discussed. Paul Carideo said he would meet the Kris Emerson, the Code Enforcement Officer.
* **Minutes to approve 6 July 2015~***Continued to 9/21/2015*
* **Adjourn~***10:00 PM by vote*

Respectfully submitted,

 Susan J. Hastings, Secretary