Chairman Paul Carideo opened the meeting at 7:00 PM. Planning Board members and staff present; Paul Carideo, Chris Dane, Dean Howard Jr., Proctor Wentworth, Robert Waldron, Neil Emerson Chad Bennett, Ex-officio from the Board of Selectmen , Glen Emerson, alternate, Randy Clark, alternate, Nicholas J. Cricenti, PE, SFC Engineering Partnership and Susan Hastings, Secretary.

Members of the Public; Dennis Stephens and Vanessa Rozier, Tropic Star, Sue Zakian and Penny Williams, Media.

**CHAIRMAN’S REMARKS**

Next Public Hearing Meeting **4 January 2016**

Plan Filing Deadline for 4 January 2016 Meeting **12/14/2015**

Workshop Meeting **21 December 2015**

Zoning Ordinance Petitions First Date to File with Selectmen **November 9, 2015**

Last Date to File **December 9, 2015**

No zoning articles have been filed to date.

**BONDS 11-060, 060-1 Lancaster Subdivision**

The Chairman opened the discussion on the release of the bond being held for the Lancaster Subdivision. Nick Cricenti summarized his inspection report # 2 dated 1 December 2015, **Attachment #1**. The Town Engineer said he inspected the site to check on the installation of the bark mulch in the turn-around allowed by the Planning Board. N. Cricenti told the Board the mulch was well spread and should prevent erosion. This, he said, completes the project and the bond should be released. Neil Emerson asked if the fees were paid. S. Hastings said they were up to date. There were no comments from the public.

**BOND 11-60, 60-1 Lancaster** Continued from page 1

**MOTION**

**Proctor Wentworth made a motion to release the bond being held for the Lancaster Subdivision, 11-060, 060-1, in the amount of $2382.00. Robert Waldron seconded the motion. There was no further discussion.**

**YES VOTE Proctor Wentworth, Robert Waldron, Neil Emerson, Dean Howard, Jr., Chris Dane, Neil Emerson and Chad Bennett, ex-officio.**

**The Secretary was asked to complete the paperwork.**

**Bond 07-022 Irongate Bond Release**

Paul Carideo, Chairman noted the letter from SFC Engineering dated 3 December 2015 has been received **Attachment #2.** Nick Cricenti summarized his report saying the light posts, plantings and final paving are done. N. Cricenti advised the bond release as the final elements of construction have been completed.

**MOTION**

**Neil Emerson made the motion to release the remainder of the road bond being held for Irongate Village, Map 7 Parcel 22 as recommended by SFC Engineering Partnership. Proctor Wentworth seconded the motion.**

**VOTE YES Paul Carideo, Chris Dane, Dean Howard Jr., Proctor Wentworth, Robert Waldron, Neil Emerson and Chad Bennett.**

**The bond for 07-022 Irongate Village release is approved and the release document will be prepared.**

**BOND 01-018 Depot Crossing**

P. Carideo asked for the status of the bond release. S. Hastings said the paperwork was ready to be signed. Three signatures are required for a bond release.

**PUBLIC HEARING 06-046 Amended Tropic Star Site Plan Amendments**

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: To consider the request of Tropic Star Development LLC, 321D Lafayette Road, Hampstead, NH 03842 for a 1st Public Hearing for amendments to their Site Plan for a fueling center located at 235 Stage Road, Hampstead, NH in the Commercial II Zone, Map 6 Parcel 46.”*

The Chairman noted the legal ad and abutters notices were all in order. P. Carideo opened the Public Hearing. Dennis Stephens and Vanessa Rozier presented the proposals for amending the existing site plan. They are proposing four items to change, the building elevations and finishes, the site utility plan, the pylon sign and the canopy elevations. The intention of the changes is to make the site colonial in design to correspond with the neighboring areas. The approved grade plan was shown to the Board. The review of the plan done by SFC Engineering dated 7 December 2015 is **Attachment #3.** They are proposing to use two propane tanks, as a safety measure, and now showing them above ground. The proposed canopy measures 36’ X 95’, which is slightly smaller. The canopy is proposed to have a gabled front with a 7-foot pitch. The new proposal is for a 3-foot fascia with a flat roof and a height of 13 feet. P. Carideo pointed out the Board has approved a flat roof design but he considered the design change to a pitched roof to be more consistent with the characteristics of the neighborhood. Abutter S. Zakian questioned details on the design. There will be no change to the lighting and no yard or canopy lighting, The portico on the front of the building will have a light. Electricity will be brought in from Route 111. P. Carideo asked the colors on the pump lights and they are expected to be red and green. The MOBIL sign graphics were described in detail. CEO Kris Emerson is reviewing the sign plans. It was explained the “MOBIL” sign has specific design guidelines and the sign size is proposed to be 720 square feet. Neal Emerson asked if the sign would be backlit.

**PUBLIC HEARING 06-046 Amended Tropic Star Site** Continued from page 3

He was told the new logo will use clean energy. It will have backlighting and use the new logo to drive energy clean. Vanessa Rozier said they would work with representatives of MOBIL to tone down the lighting as much as possible. They are expecting the parent company to be “Synergy” replacing MOBIL. Paul Carideo asked the color of the sign, which will be red and green. The square footage of the building is decreasing from 4152 sq. ft. to 4140 sq. ft. The colors for the store and café are not settled yet. The Board was given a copy of the sign and roof pitch, **Attachment #4.**

**MOTION**

**Neil Emerson made a motion to take jurisdiction of the amended plan presented for Tropic Star dated 11/25//2015 Proctor Wentworth seconded the motion and it was approved without further discussion.**

**VOTE YES: Neil Emerson, Proctor Wentworth, Paul Carideo, Chris Dane, Dean Howard Jr., Robert Waldron, and Chad Bennett.**

**Jurisdiction was taken of the Amended Tropic Star site plan, 06-046.**

P. Carideo asked the Board to vote on each item separately. The Chairman said the last three gasoline stations approved have all had canopies. The Xtra Mart has a pitched roof. Robert Waldron added the peaked roof on the canopy on Emerson Avenue was added to improve the aesthetics. The site elevation of this proposal is 9 feet higher than Route 111. Proctor Wentworth asked if the canopy would be higher than the building. The canopy would be 15 feet in height. C. Dane commented he preferred the clean look of a flat roof with a cornice. Chad Bennett and Robert Waldron liked the peaked canopy. Dean Howard Jr. said if the roof of the building was peaked then the canopy should be peaked. Randy Clark said he preferred the flat roof and N. Emerson and G. Emerson agreed with him. The Chairman asked for comment from the public.

**PUBLIC HEARING 06-046 Amended Tropic Star Site** Continued from page 4

S. Zakian asked a number of questions about the height of each, the building and the canopy. She said you would see the peak from Route 121. The Chairman asked the Board if they were ready to vote on the canopy with a flat roof.

**MOTION**

**Chris Dane made the motion to approve the design of the canopy with a flat roof as proposed to the Board. Neil Emerson seconded the motion. There was no further discussion.**

**VOTE YES: Chris Dane, Neil Emerson, and Proctor Wentworth.**

**VOTE NO: Dean Howard, Jr., Chad Bennett, Paul Carideo, and Robert Waldron.**

**Chairman Carideo announced the choice of the Board was to have a peaked roof on the canopy. Each member voting no submitted written statements.**

Nick Cricenti reminded Board members that each person who voted no was required to provide written statements of their reasons and must document from zoning what section the building does meet. Dennis Stephenssaid they had no corporate images for a canopy with a peaked roof. D. Howard asked if written statements had been required to be done on other projects and he was told they were. N. Cricenti added the Board had a right to ask not demand. Copies of the statements of members voting against the flat roof are **Attachment #5.** The statements are as follows:

“Dec. 7, 2015 voted against the flat roof canopy proposal because I feel it doesn’t meet the intent of our zoning ordinance III-5:I, A. roof designs and pitches to enhance the aesthetic quality if a building in our town. Dean Howard, Jr.”

**PUBLIC HEARING 06-046 Tropic Star Site** Continued from page 5

“12/7/15 The reason for denying the roof request on the canopy for Tropic Star was due to Zoning Ordinance III-5:1 roof designs and fitting in with the surroundings of the neighborhood. The store is pitched, so should be the canopy as submitted for its’ original approval. Chad Bennett”

“December 7, 2015 Tropic Star Development Site Plan Amendment Map 6 Lot 46 The proposed gas station canopy presented was a flat roof design. Under Hampstead’s Zoning Ordinance Article III-5:1 A Roof design and pitches, the design does not enhance the aesthetic feel for the surrounding properties and the Town of Hampstead. Therefore, I voted against the proposed flat roof canopy. Paul Carideo”

“12-7-2015 Canopy Roof I voted against allowing for a change in the roof design from the originally approved pitch roof for the following reason: (1) To keep the roof design in character with the area. (2) The Board required the two previous gas stations to also have pitched canopy roofs for the same reason-character of the area. (3) To enhance the aesthetics and quality of buildings in our community. Robert L. Waldron”

Paul Carideo said the next item requiring a vote is the pylon sign. Neil Emerson asked about the LED lighting. It will not be as bright as the sign at the library. Chad Bennett asked if the sign at the Police Department is LED. There was no comment from the public on the pylon sign. Nick Cricenti pointed out the sign will be facing Route 111, making it perpendicular to Route 121. Dennis Stephens added the traffic count is greater on Route 111 than Route 121.

**PUBLIC HEARING 06-046 Tropic Star Site** Continued from page 6

**MOTION**

**Chris Dane made the motion to approve the pylon sign for Tropic Star, map 6 parcel 46, as proposed and submitted to the Board. Chad Bennett seconded the motion.**

**VOTE YES: Chris Dane, Neil Emerson, Proctor Wentworth., Dean Howard, Jr., Chad Bennett, Paul Carideo and Robert Waldron.**

**Chairman Carideo announced the pylon sign was approved unanimously.**

Neil Emerson asked if there was package building signage. Dennis Stephensanswered there would be a sign on the building. Paul Carideo asked if the number of parking spaces had changed. There will be a plan note saying the number provided is 21 with two additional handicapped spaces. The heating, ventilating and air conditioning systems will be on the roof of the building. Neil Emerson asked if the propane tanks would be below ground. D. Stephens explained they would be above ground. The size will probably be 1000 and there will be two of them. They will not be fenced since they are at the rear of the building.

* G. Emerson left the meeting at 8:10 PM.

Chris Dane said there is no problem with access to the site for the Fire Department. He had no concerns with the propane tanks location. Dean Howard, Jr. said he had no preference on the tanks location, above or below ground. Chad Bennett stated the tanks are on the concrete pad. He had no other comments. Abutter, S. Zakian, asked if the pine trees would be left on the site. She added there is no screening to the Chevron site on Route 111. Randy Clark asked if there would be any landscaping on the side slope down to the trucking building. D. Stephens saidthey could add 4-foot landscaping shrubs. The requirement for buffer areas between commercial sites is unclear. Chairman Carideo asked if the members were ready to make a motion on the tanks.

**PUBLIC HEARING 06-046 Tropic Star Site** Continued from page 7

**MOTION**

**Chris Dane make a motion to locate the propane tanks above ground on a concrete pad. Shrubs may be required to shield the tanks from abutting properties. Chad Bennett seconded the motion.**

**VOTE YES: Chris Dane, Chad Bennett, Paul Carideo, Neil Emerson, Proctor Wentworth., Dean Howard, Jr., and Robert Waldron.**

**The Chairman announced the motion was approved to locate the propane tanks above ground, noting screening may be required.**

P. Carideo asked for information on the signs. Mr. Stephens explained there would be a sign over the front door and on the side of the building. The canopy will have the corporate logo on each end. It will be a white backlit sign. Dean Howard, Jr. said he was ok with the sign design. P. Carideo reminded the applicant the permitted square footage is 15 feet per business. Nick Cricenti added the Town has exercised flexibility on signs. Randy Clark said the Code Enforcement Officer gives good advice on signs. There was a short discussion of sign requirements before the Chairman said the applicant could use the sign as originally approved and recorded. V. Richer said they would send a color rendition of the sign, which is approved.

**OTHER**

* **17-089 416 Emerson Avenue Osaka & Site**

The Chairman reviewed the comment letter sent by SFC, N. Cricenti, PE. There is no resolution on the outstanding issues, the mylar has not been received. **Attachment #6** There are still vehicles parking in illegal areas such as the fire lane. The “No Parking” signs need to be placed prominently. The location of the container must be shown on the plan to be filed at the Registry of Deeds. There are no signs at the loading area for the gasoline,

**OTHER 17-089 416 Emerson Avenue Osaka & Site**

although the area is stripped. K. Emerson has sent a letter to the owner of OSAKA regarding the Occupancy Permit. The permit has not yet been issued.

**BOARD BUSINESS**

* **Correspondence S. Zakian re Sweet Baby Vineyards 06-026** S. Zakian presented a copy of the Sweet Baby Vineyard web site. She said the uses were beyond what the Board had approved. The outstanding issues are still receipt of the septic design, the driveway permit from the State, and the completed mylar. The owner is allowed to manufacture wine in Hampstead. The tanks have been moved from Kensington. K. Emerson said the existing septic system is large and a new design may not be needed. The use was further discussed and the Chairman said he would contact Town Counsel.
* **Town Engineer** NickCricenti announced his retirement at the end of 2016. He said the firm has been with the Town since 1985. He said he would work with the Board in a search for a replacement. Several companies were mentioned. A Town Engineer typically sends his report to the Town and does not attend the meetings. He advised a replacement be brought in before his retirement to be familiar with the Boards expectations and process.

**Member Comments** Chris Dane said he does not intend to run next year.

Proctor Wentworth said he will not be signing up for another term.

P. Carideo said no zoning change proposals have come from the Board of Adjustment. He said he had spoken with K. Emerson last week. The Chairman suggested a workshop on zoning be scheduled for October 2016.

N. Emerson questioned a bill received late. The Chairman said he would look into the procedures

**BOARD BUSINESS** Continued from page 9

The Chairman said he would be writing the report to the Town since no one else had volunteered.

* **Minutes to approve, 11/2/2015** The minutes were approved as amended by vote.
* **Adjourn 9:45 PM** The meeting was adjourned at 9:45 PM by a unanimous vote of the Board.

Respectfully submitted,

Susan J. Hastings, Secretary