Chairman Paul Carideo opened the meeting at 7:00 PM. The Planning Board members and staff present: Paul Carideo, Dean Howard, Robert Waldron, Ben Schmitz, and alternate Randy Clark. Absent were Neil Emerson, Chad Bennett, Ex-officio, and Glen Emerson.

Members of the public attending: James Lavelle, Lavelle Associates, Chris Howard, Penny Williams, Media.

Alternate Randy Clark stepped in as a member of the board for the meeting.

**CHAIRMAN’S REMARKS**

**2 May 2016** Next Public Hearing Date

**11 April 2016** Plan Filing Deadline for 2 May 2016 Public Hearing

**18 April 2016** Workshop Meeting, Subdivision and Site Plan Review

**Election of Officers** was rescheduled to May 2, 2016 when the whole board could be present.

**1ST PUBLIC HEARING 07-064, 07-068 Lot Line Adjustment- Cleo Hurley**

The Chairman announced this Public Hearing was open for the property located at 99 Stage Road shown on map 7 lots 064, and 068.

Jim Lavelle presented the plan for the owners. He explained that the request is for a lot line change of equal square footage between two parcels owned by the same person. Mr. Lavelle explained that the lots are part of a three-lot subdivision from 1977. Mr. Hurley purchased lot 2 and then a year later purchased lot 3 with the intent to sell it at some point. The house currently sits on lot 2 and it is 30 feet from the lot line. The reason for the lot line change is to clean that up. There are no wetlands impacted by the change and there are no frontage issues on either parcel. Chairman Carideo noted that SFC Engineering and Nick Cricenti were asked to do a closure review and stated that there were no issues.

**1ST PUBLIC HEARING 07-064, 07-068 Lot Line Adjustment- Cleo Hurley**

Continued from page 1.

Chairman Carideo said that the original subdivision done by Vernon Dingman was prior to soil types so that does not need to be looked at with this lot line change. It was noted that the parcels are located along Stage Road and Mr. Lavelle was asked if there is a driveway permit for both parcels. Mr. Lavelle requested that the request be granted subject to the driveway permit. He noted that they may need an easement over lot 2 to access lot 3. Mr. Lavelle will apply for the permit with the NHDOT.

**MOTION**

**Dean Howard made a motion to take jurisdiction of the completed application of Cleo and Maria Hurley 07-064, 07-068 for a lot line adjustment as presented with a revision date of 3/04/2016. Randy Clark seconded the motion and it was approved.**

**VOTE YES Robert Waldron, Ben Schmitz, Paul Carideo, Randy Clark and Dean Howard.**

**Lot Line Change request from Cleo and Maria Hurley completed application taken under the jurisdiction of the Planning Board.**

**MOTION**

**Robert Waldron made a motion to approve the lot line adjustment between lots 07-064 and 07-068, both owned by Cleo and Maria Hurley. The approval is subject to receipt of a driveway permit. Randy Clark seconded motion and it passed.**

**VOTE YES: Robert Waldron, Ben Schmitz, Paul Carideo, Randy Clark, and Dean Howard**

**VOTE NO: NONE; ABSTAIN: NONE**

**PUBLIC MATTERS 8-104, 7-23 Hampstead Middle School** Time Extension

Chairman Carideo read the request of Farwell Engineering Services, LLC for a time extension on the Hampstead Middle School proposal for construction of an emergency access from the school to the parking lot of St. Anne’s Church, map/parcels 8-108 and 7-23. (**Attachment # 1)** Members agreed a time extension was necessary. The Board agreed that the extension be granted and agreed on a

term of August 2016. The article was passed at town meeting and now they are working out the details of the easement with St. Anne’s. The plan is not recorded because it is waiting on the final documents.

**MOTION**

**Robert Waldron made the motion to extend the time for meeting the conditions of approval of the Hampstead Middle School plan for an access road to 15 August 2016. Ben Schmitz seconded the motion and it was approved.**

**VOTE YES-Paul Carideo, Robert Waldron, Dean Howard, Ben Schmitz, and Randy Clark**

**VOTE NO-None ABSTAIN-None**

**BOARD BUSINESS** Correspondence

**Alternate-** There was a request from Chris Howard to be appointed as an alternate member of the Planning Board. His request was read by Chairman Carideo. Mr. Howard gave a brief overview of his history. Chairman Carideo noted that Mr. Howard brings a good eye to the board with his building experience and knowledge. They would welcome his experience and commitment.

**BOARD BUSINESS** Correspondence

Continued from page 3

**MOTION**

**Randy Clark made the motion to appoint Chris Howard as an alternate member to the Planning Board.**

**VOTE YES: Paul Carideo, Robert Waldron, Dean Howard, Ben Schmitz, and Randy Clark**

**VOTE NO: None ABSTAIN: None**

**OEP Conference**- At a prior meeting it was noted that the conference had been cancelled for May. They have now rescheduled the meeting for Saturday, June 4th. The information is available on the website for the NH Office of Energy Planning. Chairman Carideo noted that there was money in the budget for workshops and training.

**Rockingham Rail Trail,** Paul Mentzer- Mr. Mentzer had requested a copy of minutes from a meeting held in May of 2015 regarding the trail system and the Depot Development with NH Fish and Game. The minutes were sent to him from the Selectmen’s meeting.

The Planning Board noted that any changes to the site, including the potential trail, will require amended site plan.

**LOMA** received for Map 03-051, 27 Blueberry Circle, owned by Suzanne and John Finocchiaro.

**LOMA** received for Map 01-040, 44 Shaker Lane, owned by Michael Auger.

**CDFA** sent a letter regarding the CDBG Planning Grants. Chairman Carideo will review the correspondence.

**BOARD BUSINESS Member Comments**

**06-046 Tropic Star** Chairman Carideo noted that at the last meeting Tropic Star was giving permission to cut down 4 -5 tall pines that abutted their property and the car dealership behind them. He recently noticed that all the brush that was there has also been cleaned out. He spoke with the Chief Building Official, Kris Emerson, and he suggested that the occupancy permit could be held up whereas they are in violation of their site plan. It was suggested to say there is enough top soil to plant bushes around the back of the building. After some discussion, it was agreed to send them a letter stating the issue.

Chairman Carideo will draft the letter and forward it to all the other members for review. He is hoping to get the letter done as soon as possible before the loam in that area is removed.

**RFQ for Engineering Services**- Chairman Carideo asked that the members be ready to discuss this at the work session.

**BOARD BUSINESS Minutes 03/7/2016**

The minutes were edited. The Chairman called for a vote on these minutes.

**MOTION**

**Randy Clark made the motion to approve the minutes of 03/7/2016 as edited. Dean Howard seconded the motion.**

**VOTE YES Paul Carideo, Robert Waldron, Randy Clark and Dean Howard.**

**VOTE NO None**

**ABSTAIN: BEN SCHMITZ**

**BOARD BUSINESS Minutes and Adjourn**

The minutes of 3/21/2016 were edited. The Chairman called for a vote on these minutes.

**MOTION**

**Dean Howard made the motion to approve the minutes of 03/21/2016 as edited. Robert Waldron seconded the motion.**

**It was determined there was not a quorum present tonight to approve the minutes. They will be brought back at the May 2, 2016 meeting.**

**BOARD BUSINESS Adjourn**

The meeting was adjourned at 7:55 PM with a unanimous vote.

Respectfully submitted,

Tina Harrington, Secretary