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

Members of the public attending; Pierre Sader, Jim Lavelle, Lavelle Associates, and Penny Williams, Media.

**CHAIRMAN’S REMARKS**

**1 February 2016** Next Public Hearing Date

**11 January 2016** Plan Filing Deadline for 1 February 2016 Meeting

**18 January 2016** Workshop Meeting, Martin Luther King Day

**15 February 2016** Plan Filing Deadline for 7 March 2016 Public Hearing

Two positions are open on the Planning Board.

**BONDS 17-089 Quick Stop, 416 Emerson Avenue, Hampstead NH**

The Chairman opened the hearing and Nick Cricenti presented his findings of the review of the site and plan. Two items are outstanding. The no parking fire lane signs need to be spaced further apart. The striping is incomplete at the south of the parking lot near the fire hydrant to the southwest corner. N. Cricenti recommended a bond of $500.00 to cover these items, **Attachment # 1.** Paul Carideo said there is a 55-gallon drum, which needs to be moved. N. Cricenti said this would be a code enforcement issue. Neil Emerson said the bond does not insure the grease barrel and the striping will be done. He added the signs need to be moved and said the owner does not care. Proctor Wentworth agreed with him. N. Cricenti said the bond is to cover the striping and the labor involved for each. Bonding is not to be used as a punitive measure. Robert Waldron asked if the occupancy permit has been issued. The CEO, Kris Emerson, will not issue the permit until the bond is posted and the plan is recorded. P. Carideo said the plan

**BONDS 17-089 Quick Stop**

Continued from page 1

has not been signed. The bonding must be posted first. Chad Bennett asked what the time line to completion was. N. Cricenti said the Planning Board could take the bond and do the work. Pierre Sader said he has been trying to cooperate with getting the striping done. He added the signs would be put where they should be. N. Emerson said there is a car parking illegally there every day. P. Carideo said the fire lane is not a parking area. N. Cricenti said the site plan shows the whole length designated for the fire lane. Robert Waldron asked what the ramifications would be if the bond was not approved. P. Carideo said the vehicle could be ticketed by the Police Department.

**MOTION**

**Chris Dane made a motion to approve the bond of $500.00 as recommended by SFC Engineering for the Quick Stop, map 17 parcel 89. Robert Waldron seconded the motion.**

**VOTE YES Dean Howard, Chris Dane, Paul Carideo, Proctor Wentworth**

**VOTE NO Neil Emerson, Chad Bennett, Robert Waldron**

**The Chairman announced the bond for 17-89 Quick Stop is approved.**

Nick Cricenti said the plan is correct and the mylar is ready to be signed and recorded. Pierre Sader said he would have the barrel removed.

**1ST PUBLIC HEARING 06-018 Sweet Management LLC Site**

**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 James M. Lavelle, 2 Starwood Dr., Hampstead, NH 03842 for a 1st Public Hearing for a Site Plan of property located at 184 Route 111, Hampstead, NH in the Commercial II*

**1ST PUBLIC HEARING 06-018 Sweet Management LLC**

Continued from page 2

*Zone, Map 6 Parcel 18. The proposal is for self-storage units. Each building is to have storage areas for rent. Building #1 shall have two stories of storage. Building #2 shall have one story of storage plus half of the second story for storage. The property is owned by 184 Route 111 LLC, PO Box 1079, Kingston NH.”*

The Chairman noted the legal ad and abutters notices were all in order. P. Carideo opened the Public Hearing. Jim Lavelle representing the owner said this was an existing conditions plan. The renovations were to the inside of the building. SFC Engineering had requested the paved area to be shown. Page 2 of the plan set delineates the wetlands, slopes, and topography. The buildings draw water from the Hampstead Area Water Company. J. Lavelle said the owner would come back later with a site build out plan. Nickolas Cricenti had reviewed the plan and the report dated 16 December 2015 addressed the following issues: There is a lack of parking shown, the benchmark is missing, signage is not shown, the buildout exceeded the allowed 15%, and the use is existing non-conforming, **Attachment #2.** P. Carideo said there were no building setback distances and shed roofs were not shown. He wants a more complete record of the existing site. J. Lavelle said he had anticipated a technical review of the plan and requested the hearing be continued. A Department Head Reviews meeting is to be scheduled.

**MOTION**

**Proctor Wentworth made a motion to continue the hearing for Sweet Management Storage LLC, map 6 parcel 18 to 1 February 2016. Chris Dane seconded the motion.**

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

**The Public Hearing is continued.**

**1ST PUBLIC HEARING 06-018 Sweet Management LLC Site**

Continued from page 3

Chairman Carideo announced the application is incomplete and the Public Hearing is continued to 1 February 2016.

**BOARD BUSINESS 6-46 Tropic Star Amended Application**

The application fees have not been paid. The hearing will be scheduled as soon as they are received.

**BOARD BUSINESS**

**Town Engineer 06-046 Tropic Star**  Site Visit Report #1, **Attachment #3.** The report was read, and placed in the file.

**Sweet Baby Vineyard 6-26** Neil Emerson asked what the status of the project was. N. Cricenti said he has the plans, drive permit and septic permit have been filed. The planning board fees are not paid. The Code Enforcement Officer is reviewing the signs.

**Adjourn**

**MOTION**

**Chris Dane made a motion to adjourn the meeting at 7:40 PM and Chad Bennett seconded it.**

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

Respectfully submitted,

Susan Hastings, Secretary