

HAMPSTEAD PLANNING BOARD

11 Main Street Hampstead New Hampshire 03841-2033

Approved Minutes and Work Shop 20 June 2016

Chairman Paul Carideo opened the meeting at 7:00 PM. Members present included Paul Carideo, Dean Howard, Glen Emerson, Robert Waldron, Ben Schmitz, and Randy Clark, alternate. Nicholas J. Cricenti Jr., PE, Town Engineer and Secretary Susan Hastings were present. Neil Emerson and Chad Bennett were absent.

Attendees included Madeline Lanpher, Natlon Abarrrz, James Lavelle, Robert Villella, Joseph Beaudoin and Walter Hastings.

CHAIRMAN

18 July 2016 Next Public Hearing Date

27 June 2016 Plan Filing Deadline for **18 July 2016**

20 June 2016 Workshop Meeting,

15 August 2016 Work Shop Zoning Revisions for 2017

ALTERNATE DESIGNATION

Paul Carideo appointed Randy Clark, alternate, to sit in place of Neil Emerson who was absent.

1st PUBLIC HEARING 02-052 Brighton Drive Inc., R. Villella Subdivision

Glen Emerson stepped down from the Board for this hearing.

Paul Carideo opened the continued Public Hearing for the Villella Subdivision at 441 Main Street.

Jim Lavelle presented a letter from BAG Land Consultants, Bruce A. Gilday, Certified Soil Scientists' HISS Technical Letter Report of soil types identified on the property.

ATTACHMENT 1.

The New Hampshire Natural Heritage Bureau, DRED, Division of Forests and Lands report was given to the Chairman. Jim Lavelle read the report for the record, **ATTACHMENT 2.** The report summarized conditions regarding NHB16-1450 for the 10-lot subdivision of a 22-acre parcel and construction of a 1200-foot long road and cul-de-sac in Hampstead. Their review indicated the parcel to be developed extends into an exemplary natural community, which contains a state threatened plant, Green adder's-mouth, and two rare wildlife species. NHB determined that this project, as designed should not cause significant impact to the existing exemplary natural community or the associated state threatened plant. J. Lavelle told the Board approval from NHDES is not required for disturbance of the wetlands. No Alteration of Terrain (AOI) or NHDES Wetlands Bureau permit would be required. Storm water would be treated with two level spreaders along

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the sides of the roadway and with a storm water management basin at the end of the cul-de-sac. The list of conditions includes the NOI.

The response from William Gregsac, Gregsac Engineering, Inc. reviewed the necessity of rip-rap swales in the proposed roadway. He assured the Board his determination of the small water flows indicated there is no need for rip-rap. **ATTACHMENT 3.**

Jim Lavelle presented a School Impact Statement using information from New Hampshire Kids Count Data Book 2015. **ATTACHMENT 4.** J. Lavelle informed the Board of the Rockingham Planning Commissions' work on county projections which should be completed in a month. The new study shows there are 30,000 children over 18 living with their parents and 1.88 school children per household. An impact statement is usually required for subdivisions of more than 10 lots.

J. Lavelle said the NHDES had approved the subdivision, Brady Estates eSA2016051902, and a copy was provided for the record. **ATTACHMENT 5.**

The plan set was reviewed with the explanation of new information added to each sheet. J. Lavelle pointed out changes to pages 2 and 3 showing the location of monuments and iron pins which have been set; page 2 shows the rear lot lines of lots 52-10 and 52-11 including the line for the conservation easement, flood lines are on page 3. The data on page 4 has no changes. The location of underground utility lines is up to the utility company. There will be a plan note on the underground utilities. J. Lavelle did explain the expected location of the utility boxes. The driveways will have 15 inch culverts, flared at each end and no headwall. P. Carideo added the headwalls would extend above the culvert presenting maintenance problems. The missing page in the plan set will be included in the final set. The Board received the set used by J. Lavelle for his presentation, which was complete. Jim Lavelle said all easements are on the deeds. This is a normal business practice for Mr. Villella.

The Chairman opened the discussion to Board members. Ben Schmitz asked where the location of the utility poles coming into the subdivision would be. He was told there would be none. All utilities are underground.

Susan Hastings said the road name, Labrador Lane had been discussed and the Police Chief said he saw no problems with it. The Fire Chief wrote he had no issues. She added the E-911 concern is to prevent like sounding names, which could be confused during transmission of an emergency call.

Chairman Carideo asked the Town Engineer to add the street numbers. Nick Cricenti said he would add the house numbers as the Board requested as soon as the plans are complete.

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Chairman Carideo opened the discussion to the Public.

Madeline Lanpher asked the size of the homes to be built. This has not been determined yet. P. Carideo said he would expect 2 ½ story homes with four bedrooms and the appropriately sized septic systems. Each home will have a separate well and septic system. There is no requirement to identify or protect sensitive plant species in the area. M. Lanpher said she had sent pictures to the State but had not heard back from them. Paul Carideo added the letter from the Natural Heritage Board stated the subdivision would not have any negative impact to the sensitive species in the area.

Ms. Lanpher said her driveway access to NH Route 121 was wrong and the driveway proposed to come from Labrador Lane was "circuitous" and would be costly to put in and maintain. P. Carideo said her lot was not part of this subdivision and the driveway location was addressed and discussed during a previous subdivision of the land. He added the driveway locations on NH Route 121 are controlled by the state.

Jim Lavelle asked Randy Clark if he had walked the land and he said he had. Randy said the center line was staked and he had walked it as far as he could find the stakes. The parcel is covered with bittersweet and brambles making walking difficult. He added the slope was gentler than he had anticipated from what was shown on the plan. He agreed there was no need for rip-rap.

The Chairman asked Board members if they were ready to make a motion on the subdivision proposal.

MOTION

Ben Schmitz made a motion to conditionally approve the 10 lot Subdivision located on Map 2 Parcel 52, 441 Main Street, owned by Brighton Drive Inc., with the following conditions: 1. Review and approval of all legal document by the Town Attorney; 2. Establish appropriate Performance Guarantee for Sediment and Erosion Control Restoration; 3. Establish Escrow for Town Engineer onsite inspections; 4. No building permit shall be issued until the Roadway Improvements, Drainage Improvements, Utility and Driveway aprons to the edge of the Right of Way are constructed or such improvements are covered by the appropriate Performance Guarantee established by the Town Engineer; 5. No building permit is to be issued until the Fire Cistern has been completely installed, operational and approved by the Fire Department; 6. A Pre-Construction Meeting with the Town Engineer, Code Official and Fire Department is to be held prior to

(Motion continued on the next page)

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any land clearing and/or site work is started; 7. The owner and/or Site Developer shall submit a copy of the EPA Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP) prior to the Pre-construction meeting; 8. Add plan note stating all utilities shall be located underground; 9. Add street numbers to the plan; 10. Payment of all fees due; 11. Final Plan to have all required stamps and signatures; 12. Receipt of 6 plan sets and 4 reduced plan sets; 13. Receipt of two mylars; 14. LCHIP check made out to the Rockingham County Registry of Deeds; 15. Receipt of Electronic Drawing Files. Other usual items filed as detailed in the subdivision regulations are to be provided.

The motion was seconded by Robert Waldron.

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

Unanimous vote to grant Conditional Approval for 02-052 Brighton Drive Inc. as described.

Nick Cricenti advised the Board of Robert Villella's intention to build the road rather than bonding for it. The Erosion and Sediment Control Bonding is still required to be posted prior to any work beginning on the Site. A pre-construction meeting will be scheduled.

PUBLIC MATTERS 06-018 Sweet Management LLC Site Use Change

Chairman Carideo read a letter from James M. Lavelle Associates, LLC requesting a time extension for the project of Sweet Management for a change of use for map 6 parcel 018.

ATTACHMENT 6 The project is for indoor storage located at 184 Route 111. The conditions of approval included adding the lighting plan, stating the square footage of the first and second floor of the building, a variance from the Board of Adjustment for the lean to style roofs over equipment at the rear of the building. The item was noted in the plan review of SFC Engineering dated January 27, 2016. Approval was granted by the ZBA on 3 March 2016. Approval from the Fire Department on items requested by them and noted in an e mail dated 1 February 2016. The Fire Department approval and the Board of Adjustment variance are to be added as plan notes. The parking lot is to be striped and a "no parking" area delineated on the pavement near the section on the corner along Route 111 and as required by the Fire Department.

Nick Cricenti asked if there was a reason the site was not completed. It was stated there were people working there today. Jim Lavelle said there is work on the site being done for lighting and a lighting plan, a striping plan, meeting the list of conditions of the Fire Department. J. Lavelle said he was waiting for the lighting plan.

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PUBLIC MATTERS 06-018 Sweet Management Site Use Change continued from page 4

The Chairman said it was a clean plan and advised Board members a continuation to 17 September 2016. Nick Cricenti added that no opening is to be scheduled until the final plan is submitted, reviewed and recorded.

MOTION

Ben Schmitz made a motion to continue the time for completion of the project of Sweet Management LLC, map 6 parcel 18 to 17 September 2016. The motion was seconded by Glen Emerson.

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

Time extension to complete conditions of approval extended from 7/17/2016 to 9/17/2016.

PUBLIC MATTERS 07-064, 068 C. Hurley Subdivision

Paul Carideo read the letter from James M. Lavelle associates requesting a time extension for Cleo Hurley's subdivision. **ATTACHMENT 7.** Jim Lavelle said they are still waiting for the permit for the driveway from DOT. This was a condition of approval because the lot frontage is on a steep hill and may have site distance problems. There was no other discussion.

MOTION

Dean Howard made a motion to extend the time for meeting the conditions of approval by 60 days. Robert Waldron seconded the motion.

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

The time to meet the conditions of approval for 07-064, 068 C. Hurley Subdivision has been extended from 3 July 2016 to 1 September 2016.

Announcement

Chairman Carideo said the Board was going to begin the Work Shop on document revisions. This would not be televised. The public was invited to stay.

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WORK SHOP

DOCUMENT REVISIONS

Subdivision Regulations Paul Carideo asked Ben Schmitz the status of the Subdivision Regulations. He said he was continuing with the codification S. Hastings is updating them with the revisions suggested by Attorney Gorrow.

Checklist Nick Cricenti asked to present his point of view on the use of checklists. He said the real "checklist" is the subdivision regulation itself. It may take longer to review but there are no excuses for any item missed. He added that when a checklist is used not all the details are included and you are faced with items that are not included. Paul Carideo said he agreed but the checklist is quicker. N. Crescent's argument was you have surveyors who will meet the checklist items and claim nothing else is needed. Ben Schmitz suggested that a summary called "Process" could be used instead. It would outline the major components. No resolution was decided and P. Carideo said it was not needed at this point. N. Cricenti said Brentwood is facing the same issues. R. Clark added a two lot subdivision typically requires less detail than a 100 lot subdivision. P. Carideo said his schedule was to get the regulations ready for printing. He wanted them completed this year.

RFQ Paul Carideo said the document was sent to D. Gorrow for review at the end of last week.

ADU The new legislation on attached dwelling units is being finalized to be signed by the governor. The towns may require a separate septic system, but they must have regulations in place. This will be further discussed once the final document is available.

Subdivision Regulations Zoning The Chairman said Brenda Harold, 268 Stage Road is asking for a zone change of her land from Residential A to Commercial 1. S. Hastings had prepared a copy from the zone map showing what the change would mean and the adjacent zones. Ben Schmitz asked if it would be good for the Town. Randy Clark reminded the Board that other zone change proposals have not been well received. The public in residential zones strongly object to commercial zones being created next to them. The Board would need good reasons for a re-zoning. The site has been used for equipment storage. There may have been other variances for the use. There could be a tax benefit for the Town.

Town Maps Paul Carideo said the new map received has been put onto the web site. There was a discussion of integrating the tax and assessing information into the town maps. There has been discussion of the cost of about \$5,000.00, which would be added to

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Town Maps the Planning Board budget. Randy Clark said this is a multi-department item with the cost being borne by the Planning Board. The assessors, tax collector and code officer could all benefit from the shared information. The information from the 911 system is already digitized and that could be incorporated as well. Ben Schmitz will contact Franko Rossi for more details.

Town Web Site The minutes, agendas and decision notices are up to date on the web site.

MOTION TO ADJOURN

Glen Emerson made the motion to adjourn at 9:05 P. M. Robert Waldron seconded it.

VOTE YES Glen Emerson, Robert Waldron, Paul Carideo, Ben Schmitz, Randy Clark, and Dean Howard

Respectfully submitted,

Susan J. Hastings, Secretary