

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

APPROVED MINUTES for 18 July 2016

The Chairman opened the meeting at 7:00 PM. The Planning Board members present were Paul Carideo, Chairman, Ben Schmitz, Vice Chairman, Neil Emerson, Glen Emerson, and Dean Howard. The alternates present were Randy Clark and Chris Howard. Town Engineer Nicholas Cricenti, Jr. PE attended. Susan Hastings, Secretary was present. Chad Bennett, Ex-officio member and Robert Waldron, Board member were absent.

Members of the public in attendance were Robert Villella, Brighton Drive Inc. and Penny Williams, media.

CHAIRMAN'S REMARKS

1 August 2016 Next Public Hearing Date, no new applications received

15 August 2016 Work Shop (Zoning Revisions for 2017, Legislative Update)

5 September 2016 LABOR DAY no meeting

29 August 2016 Plan Filing Deadline for **19 September 2016 Public Hearing**

19 September 2016 Public Hearing and Work Session

3 October 2016 Next Public Hearing Date

12 September 2016 Plan Filing Deadline for 3 October 2016

Neil Emerson and Glen Emerson stepped down from the Board for the Brighton Drive bond discussion and vote.

The Chairman announced the first order of business was to have Randy Clark, replace Neil Emerson and to have Chris Howard replace Glen Emerson on the Board for this hearing.

BOND 02-052-Brighton Drive Inc., Subdivision

Paul Carideo said SFC Engineering Partnership (SFC) had prepared a bond at the request of the developer for the Brighton Drive Inc. road development plan. The bond was determined based on the plan prepared by Gregsak Engineering, Inc. last received on May 6, 2016.

Attachment # 1. The bond included pavement and wearing as an element of the erosion and sediment control bond. The developer, Robert Villella, objected to the bond saying he was only doing the erosion and sediment control at this time. Nick Cricenti, SFC Engineering, said the pavement and wearing courses are the final elements of the erosion and sediment control. Paul Carideo added the erosion and sediment control bond is a replication bond. Nick Cricenti said the "selects" are the gravel used under the pavement. There followed a discussion of the Decision Notice dated June 28, 2016. Mr. Villella said this was not received by him and apparently, send to his agent. A condition of the approval was for a Pre-Construction meeting

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BOND 02-052-Brighton Drive Inc., Subdivision continued from page 1

and Robert Villella requested this be at 7:30 AM, July 19, 2016 at the site. N. Cricenti said he would be there.

The bond amount is \$117,200.00. The Chairman asked if the Board members were ready to vote.

MOTION

Randy Clark made a motion to approve the bond amount as described in the Performance Guarantee prepared by SFC Engineering Partnership for \$117,200.00. Ben Schmitz seconded the motion.

VOTE YES Randy Clark, Ben Schmitz, Paul Carideo, Dean Howard, and Chris Howard, The vote was unanimous to approve the bond amount of \$117,200.00 for 02-052 Brighton Drive Inc. Robert Villella presented a check to the Board.

Chairman Carideo said the amount for Engineering Services was set for \$2,500.00 and he asked Board members if there was any further discussion.

MOTION

Randy Clark made a motion to approve the Engineering Services amount of \$2,500.00 and Dean Howard seconded it.

VOTE YES Randy Clark, Dean Howard, Paul Carideo, Ben Schmitz and Chris Howard. The vote was unanimous to set the Engineering Services at \$2,500.00. Mr. Villella presented a check to the Board.

Chairman Carideo asked Derrick Moyer if he wanted to address the Board. D. Moyer said he had seen the plan sent to his father and he noticed the road went along the stone wall. He questioned whether there was sufficient area to plow snow. P. Carideo said the road right of way is 50 feet. This provides for a paving width of 24 feet and a shoulder on each side of 13 ½ feet. The shoulder is sufficient to provide an area for snow banks. D. Moyer said he understood the zoning to require lots to be rectangular in shape. Board members discussed the lots layout as being affected by slope, soil and natural features. The regulations allow lots to be as rectangular as possible. D. Moyer said they were "artistic rectangles". Derrick Moyer asked if any consideration had been given to provide for a buffer along the stone wall. Paul Carideo said the original subdivision plan had been approved on 20 June 2016. A provision for a buffer zone should have been discussed at that time. Buffers are usually provided when there is a change between zones and in this case, both properties are in the Residential A zone.

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PUBLIC MATTERS ADU Draft, Randy Clark

Paul Carideo said the State Legislature has approved a new provision "Accessory Dwelling Units" which will allow a second dwelling unit to be constructed on a lot. A town may attach specific conditions by a vote of the Town. The Chairman asked Randy Clark to describe his proposal. R. Clark explained he is proposing the Town replace the current Zoning Section IV-14 (In-law Accessory Apartments) with Accessory Dwelling Units (ADU). **Attachment # 2** The new state law will go into effect on **June 1, 2017**. If the Town intends to adopt specific requirements, they would have to be on the March Town Meeting Ballot. Paul Carideo said a definition should be added. Dean Howard suggested a full basement be required. R. Clark said the new structure is like an apartment but must have (by the RSA) a septic system and its' own water supply system. Ben Schmitz said it was a good draft. Glen Emerson suggested it have defined off street parking. The unit may have an internal door but the Town cannot demand it be kept unlocked. Emergency access was discussed. The use of a firewall to protect the units from each other was suggested.

The Chairman said this should be kept on the Agenda as an important issue. P. Carideo congratulated Randy Clark on keeping ahead of the curve.

PUBLIC MATTERS Capital Improvement Plan

Paul Carideo advised members the Selectmen had discussed the Capital Improvement Plan at their meeting. He presented information to the Board saying the last CIP was adopted on May of 1990. A Capital Needs Committee was set up by the Selectmen and their last report was dated February 14, 1993. The was different from a CIP and was not adopted by the Planning Board. Randy Clark said a CIP was intended to address the road, buildings, public services and future needs of the Town. The intention was to provide the Town with a document, which would spread the costs associated with running the Town over a period of time in order to **level** the tax impact. P. Carideo said he wanted to keep this on the agenda and asked to have copies made of the last CIP for members to look at.

BOARD BUSINESS Correspondence

Paul Carideo said Attorney Gorrow sent a letter to 01-018 Depot Development read and discussed. (There were no issues for the Board at this time.)

(08-104 HMS Access Road) Tobin Farwell, P. Carideo will contact him with information.

RFQ for Town Engineer P. Carideo updated and returned to Attorney Gorrow.

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BOARD BUSINESS Correspondence continued from page 3

Public Hearing Notice Merrimack NH Telecommunications Tower, read and placed on file.

NHDES 61 Ells Road, replace retaining wall, read, discussed and placed on file.

Minutes 6/6/16, 6/20/16 Continued to 8/1/2016

ADJOURN Chair declared the meeting closed at 7:50 PM.

Chairman Carideo announced a Work Shop was following the close of the meeting.

Respectfully submitted,

Susan J. Hastings, Secretary