

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Approved Work Shop Minutes for 18 July 2016

Member Comment

Neil Emerson asked to discuss a Zone B setback change the Board of Adjustment would like to have considered. There are many requests for building height variances. The proposal is to change the requirement to allow a second story to be 2/3 of the height measured from the ground level. P. Carideo said Neil Emerson and Chris Howard were already asked to work on a revision proposal. Many of the old lots are fifty feet wide and with a typical home of 24 feet, there is not much room for a deck or porch. A number of variances are for these types of additions. The side setback used to be 15 feet and was changed to 30 feet when the ordinance was changed to allow year round occupancy in the Recreational Zone. Chris Howard said he lives on Abby Lane and in some cases the distance to the lot line is 10 feet. In 1987 the side lot line was changed to make the zone more like the other zones in Town. Some lots are too small to support a year round home. B. Schmitz said the Board needed to consider what was best for the Town and not just what an individual wanted. Dean Howard asked how septic systems were handled. Many of the conversions in the area have "clean solutions" systems. These have to be maintained by the homeowner and there is no system in place to do that. A proposal will be drafted.

DOCUMENT REVISION

Subdivision Regulations -Interim Report

B. Schmitz said the draft was done and ready for members to review.

Map GIS Update

B. Schmitz had met with CAI. They have submitted a proposal to put Town of Hampstead parcel data and assessing information online and to improve the parcel basemap. This would mean increasing the Assessing and Planning Board budget numbers.

There are three options for improving the parcel basemap:

1. A new mapping project that would rebuild the parcel basemap from scratch. This would include a thorough record research, recompilation of parcel boundaries and dimensions from deed descriptions, and reconciliation of parcel descriptions with available physical evidence like stone walls and fence lines. This type of project would cost around \$225,000.
2. Using existing parcel descriptions to rebuild the parcel basemap. This would not include deed research, but would consider parcel dimensions and current aerial photography to line up rebuilt parcel boundaries with roads, structures and other landmarks. This type of project would cost around \$70,000.

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DOCUMENT REVISION Map GIS Update continued from page 1

3. A "best fit approach that would take existing parcel boundaries and line them up on top of current aerial photography. This approach would not include deed research, and it would not consider parcel dimensions, but it would make the parcels "look right" on top of air photos. This type of project would cost around \$20,000.

Regardless of whether the Town chooses to improve the parcel basemap with one of the options above, CAI has also offered to put Town parcel data and assessing information online. Additional information could also be included, like overlays for items such as air photos, soil typing, roads, water features, fire hydrant locations, and more. Examples of nearby towns that have their parcel data online with CAI include Plaistow (<http://www.axisgis.com/PlaistowNH/>) and Sandown (<http://www.axisgis.com/SandownNH/>). The one-time cost to set up a web GIS for online parcel and assessing data would be about \$2,500. The cost to host the web GIS would cost \$2,400 each year. So the first year would cost about \$4,900 to set up and host. Each subsequent year would cost \$2,400 for hosting.

Town Engineer RFQ

Paul Carideo reported the recommendations from Attorney Gorrow were incorporated into the document and sent back to her for a final review. He expected it to be completed shortly.

Zone Change for Stage Road

Paul Carideo asked why this was on the agenda. S. Hastings said Brenda Harold who lives at 268 Stage Road came in and requested to meet with the Board. She added the people who own the Vineyard would also like to attend the meeting. This will be continued to the Work Session scheduled for 15 August 2016.

Planning Board Forms

Susan Hastings said these have been updated and the review could be done at the next meeting.

The Work Session was closed at 8:55 PM.

Respectfully submitted,

Susan J. Hastings, Secretary
