

# HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

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## Approved Minutes for 1 August 2016

Ben Schmitz, Vice Chairman, opened the meeting at 7:00 PM. The Planning Board members and staff present were Ben Schmitz, Vice-Chairman, Neil Emerson, Glen Emerson, Dean Howard, Alternate Chris Howard, and Secretary Susan Hastings. Paul Carideo, Robert Waldron, Randy Clark and Chad Bennett were absent.

Penny Williams, media, attended the Public Hearing.

### **CHAIRMAN'S REMARKS**

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**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** Public Hearing Date

**12 September 2016 Plan Filing Deadline** for 3 October 2016 Public Hearing

### **ALTERNATE MEMBER**

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The Vice Chairman asked Chris Howard to sit on the Board in place of Paul Carideo. C. Howard agreed to the request.

### **BOND 02-052 Labrador Lane**

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Ben Schmitz advised the Board a check for the construction of Labrador Lane had been submitted to the Treasure to be set up as a Passbook Bond. There were no comments or questions from members of the Board or the Public.

### **BOND 18-047 Four Seasons Letter of Credit**

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Vice Chairman Schmidt read the letter from the Pentucket Bank extending the expiration date to 20 July 2017: **ATTACHMENT 1**. There were no comments from Board members or the public. The document will be placed on file. (The Letter of Credit will be formally redone on the new form.)

### **PUBLIC MATTER 02-052 Site Visit Report 1**

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SFC Engineering had sent a report on the site meeting at Labrador Lane dated July 19, 2016: **ATTACHMENT 2**. B. Schmitz summarized the report, which included the people on site and noted Jeff Eames was clearing the road, the construction entrance was being prepared and the pre-construction meeting took place. There were no other questions or comments. The report will be properly filed.

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### **PUBLIC MATTER 08-104, 07-023 Access Road, Hampstead Middle School**

Vice Chairman Ben Schmidt read the letter from Farwell Engineering Services LLC, dated July 22, 2016: **ATTACHMENT 3**. Tobin Farwell stated the easement for crossing St. Anne's land is being prepared and reviewed by the Attorneys for the School District and the Archdiocese. The document has not been finalized. Mr. Farwell requested a time extension to September 15, 2016.

#### **MOTION**

**Neil Emerson made the motion to extend the time for 8-104 Middle School Access Road project to 15 September 2016. The extra time is needed to finalize the language for the road easement. Dean Howard seconded the motion.**

**VOTE YES Neil Emerson, Glen Emerson, Dean Howard, Chris Howard, and Ben Schmitz. The time extension (to 9/15/2016) was unanimously approved.**

### **BOARD BUSINESS**

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**Correspondence LOMA 02-082** The Letter of Map Amendment is to adjust the setback from a wetland to 248.4 feet. The applicant is Dmitry Frishman, 28 Kimberly Rd., Hampstead NH. The application was read and there were no comment from Board members or the public. The LOMA will be filed.

**NHDES 8B-005** Michael T. Buggy Sr., 14 Shore Dr., replace failed stone shoreline retaining wall per application plan and documents: N. Emerson commented the state requires the wall to be replaced with the same material as originally constructed. There were no other comments or questions. The document will be filed.

**Invitation to Comment Wireless Tower** Owner: Town of Hampstead, 311 Kent Farm Road. The notice is provided pursuant to the nationwide programmatic Agreement for the Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (47 C.F.R. pt.1 app. C & V(C)). The notice is requesting review of the attached information as part of the Section 106 process seeking comments related to the proposed project's potential effects on historic properties. It is not a part of the local zoning process. A formal request for a Public Hearing has not been submitted, but is anticipated. The Board did not consider the site historical. It was suggested the Historical

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#### **Invitation to Comment Wireless Tower**

Commission' representative, Walter Hastings, be provided a copy so he may comment. Dean Howard said it was the perfect spot for a radio tower since it is a radio phone dead zone. Neil Emerson said the site has 186 feet of frontage. A letter will be drafted to Lucas Environmental, LLC. expressing the Board's interest in the project and general comments. The information will be placed on file.

**Public Hearing Notice** Brentwood NH Wireless Tower notice was posted 7/21/16. The Vice Chairman summarized the notice. It was read at the hearing; Board members and the Public were invited to comment or ask questions. There were none and the notice was filed.

**MINUTES 6 June 2016** The minutes were edited page 7: **4K, leach field area.** The Vice Chairman asked Board members for a motion.

#### **MOTION**

**Neil Emerson made the motion to approved the minutes as edited. Glen Emerson seconded.**

**VOTE YES- Neil Emerson, Glen Emerson, Dean Howard, Chris Howard, and Ben Schmitz. The minutes (6/6/2016) were unanimously approved.**

**MINUTES 20 June 2016** There were minor editorial changes to the minutes. Ben Schmitz requested a motion to vote on the minutes.

#### **MOTION**

**Dean Howard made the motion to approved the minutes as edited. Chris Howard seconded.**

**VOTE YES- Neil Emerson, Glen Emerson, Dean Howard, Chris Howard, and Ben Schmitz. The minutes (6/20/2016) were unanimously approved.**

**MINUTES 18 July 2016** The Vice Chairman announced these minutes would be continued to the next meeting.

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**ADJOURN** Ben Schmitz said the Public Hearing portion of the meeting was closed. The Board would move on to a Work Session for updating the Boards regulations. The public was invited to stay.

Respectfully submitted,

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Susan J. Hastings, Secretary

08.01.2016 Agenda 080116