

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes Workshop February 19, 2019

A meeting of the Planning Board was held on Tuesday, February 19, 2019 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH.

PRESENT: Paul Carideo (Chairman), B. Schmitz, Glen Emerson, DJ Howard, S. Wentworth, Joe Guthrie, Randy Clark (Alternate) and Susan Hastings (Alternate)

Chairman Carideo opened the workshop at 7:00 P.M.

Planning Board Matters

1. Discussion 2020 Zoning Proposals

Chairman Carideo advised the PB members that the upcoming PB workshops will be dedicated to crafting Zoning proposals that will bring the Town of Hampstead into compliance for the MS4 permit requirements. P. Carideo asked the PB members to bring the articles relating to Illicit Discharge (IDDE) and erosion control to all future workshops.

P. Carideo commented that surrounding towns are looking at 50-60% maximum lot coverage as it relates to impervious surface. P. Carideo stated that he will be using the GIS site to look at the commercial sites in town to help determine coverage percentage.

P. Carideo stated that the Site Plan and Subdivision Regulations will also change based on the new erosion control standards. P. Carideo indicated that a 25' foot no cut buffer from wetlands is being recommended.

P. Carideo stated that he feels even a change of use would need to come before the PB with the new regulations. P. Carideo stated that the ZBA also has a role in this process since the Town of Hampstead will be imposed penalties if variances are granted relating to storm water management controls. P. Carideo noted that the information concerning storm water management and the MS4 permit requirements was shared with the ZBA. Additionally the ZBA was invited to attend the PB meeting which Julie LaBranche, RPC, presented the requirements of the MS4 permit.

Chairman Carideo stated that the Master Plan will need to be updated as part of this process as well.

Other Zoning articles for discussion in 2020 include review of buffers and crafting of blasting regulations.

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2. Discussion 2020 Subdivision and Site Plan Regulation Proposals

Chairman Carideo informed the PB members that Attorney Gorrow had minor comments on the Subdivision and Site Plan Regulations that are ready to be adopted at the 3/4/2019 public hearing. P. Carideo stated that once these regulations are adopted the PB will begin reviewing for 2020 updates, specifically storm water management regulations.

As part of the Subdivision and Site Plan Regulation update the corresponding application forms have been under revision as well. P. Carideo asked D. Soucy what forms, if any, are used when the applicant is not the property owner. D. Soucy advised P. Carideo that currently the property owner simply supplies the PB office with a letter stating who s/he has authorized to present an application to the PB. P. Carideo stated that the towns of Windham, Derry, Atkinson, and Sandown all have an owner authorization form and felt that Hampstead should have a form as well. (D. Soucy created an authorization form and it was approved for use by Attorney Gorrow on 2/20/19).

P. Carideo reminded D. Soucy that all new applications as well as subsequent submittals should be sent to all PB members in PDF format for review prior to the public hearing. Chairman Carideo also commented that the PB office needs to require stricter adherence to electronic submission of applications as required by the regulations.

3. Member Comments

D. Howard stated that the Highway Safety Committee members advised him that all comments and concerns regarding street signs should be directed to the Road Agent.

R. Clark asked D. Soucy if she had the capability of making color copies of the 11x17 tax maps. D. Soucy indicated that the color printer can only print 8x10 copies, however she can produce black & white copies 11x17 size.

P. Carideo asked D. Soucy to send him an electronic copy of the PB Rules of Procedure document (done 2/20/19).

4. Correspondence

- Hampstead Area Water Company (HAWC) permit application from NHDES to perform a pump test at Angle Pond Woods
- ZBA draft 2/6/2019 minutes
- Septic letter regarding 10 Main Street

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5. Review Minutes (2/4/2019 Meeting)

MOTION: G. Emerson made a motion to approve the 2/4/2019 Minutes as amended.

SECOND: S. Wentworth

VOTE: 6-0

6. Adjourn

MOTION: D. Howard made a motion to adjourn at 8:35 P.M.

SECOND: G. Emerson

VOTE: 6-0

Minutes prepared by Debbie Soucy, Secretary