

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes May 6, 2019

A meeting of the Planning Board was held on Monday, May 6, 2019 at the Hampstead Town Hall, 11 Main Street, Hampstead, NH. This meeting was broadcast live over HCTV 17.

PRESENT: Paul Carideo (Chairman), Steve Wentworth, Sean Murphy, DJ Howard, Chuck Ashford Jr, Bob Vilella, Robert Waldron, Randy Clark (Alternate), and Scott Bourcier (Dubois & King).

The public attendance roster is available as an attachment to this document.

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

CHAIRMAN'S REMARKS

Next Public Hearing Date June 3, 2019

Filing Deadline for the June 3, 2019 Meeting is May 8, 2019

Chairman's Comments

P. Carideo announced that Robert Waldron submitted his letter of resignation from the PB effective May 15th. Chairman Carideo thanked R. Waldron for his contribution to the PB. P. Carideo announced that the PB will have an open position that will be appointed by the PB, that PB member will fill the position until the March 2020 election.

Chairman Carideo reviewed the meeting procedures and announced that no new business would be heard after 10PM. Chairman Carideo introduced the PB members present at the meeting.

Old Business

R. Clark stepped down from his spot on the board.

1. 06-019 PhanZone

P. Carideo announced that the conditional approval for the PhanZone site plan expires tonight. Nick Todesca was present to represent the PhanZone. N. Todesca stated that they are looking to hold off on the field. N. Todesca stated that he did not have a mylar in hand for this evenings meeting. N. Todesca suggested that the Town of Hampstead may want to get involved. N. Todesca stated it might be nice for the kids in town. P. Carideo stated that it is not the privy of the PB to determine whether the Town of Hampstead wants to partner with the PhanZone. P. Carideo stated the PB has asked for a mylar and bonding, the project financing is not the PB concern.

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P. Carideo commented that the cost for producing a mylar is peanuts compared to what has been spent on engineering fees for the project. P. Carideo commented that the project is no further along than it was six months ago. N. Todesca stated that he sent (via email) a pdf file of the mylar to the PB office. P. Carideo responded by stating that what was sent to the PB office was a redline mock-up of the amended plan and not a mylar.

N. Todesca stated that their consultant, Sebago Technics, is not willing to produce a mylar without more money. P. Carideo reiterated the fact that the PB expected a recordable mylar by 5/6/2019. P. Carideo explained that any new application would have to go through the entire process all over again. P. Carideo advised N. Todesca that the Zoning, Subdivision, and Site plan regulations were all updated this past March and that any new plans need to comply with the current regulations.

Chairman Carideo polled the PB members for their thoughts. P. Carideo advised N. Todesca that the majority of the members are not willing to continue the conditional approval which results in a denial of the application.

S. Murphy asked for clarification from N. Todesca of what he is looking for at tonight's meeting. N. Todesca stated that he would like to formally request a six-month continuance for the project.

MOTION: D. Howard made a motion to extend the conditional approval for 06-019 PhanZone an additional 6 months.

SECOND: S. Wentworth

VOTE: 0-7

Chairman Carideo announced that the application for the PhanZone has been denied.

C. Ashford stepped down from his spot on the PB.

2. 09-024 Granite Village and 09-070 Johnson Meadows – Amended Site Plan

Josh Manning from Points North Design was present to represent the applicant. J. Manning stated that the applicant received a decision from the ZBA that a use

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variance was not needed. J. Manning stated that he is requesting conditional approval at tonight's meeting. J. Manning stated that he was happy to answer any questions the PB may have. Chairman Carideo deferred to S. Bourcier for his comment. S. Bourcier stated that all review comments have been addressed and he would support conditional approval subject to all stamps and signatures being on the plan. S. Bourcier stated that he was unsure if the PB wanted bonding on the project.

Chairman Carideo asked the PB members for comment and there was none. Chairman Carideo asked for public comment and there was none. Chairman Carideo reminded the PB that two motions would be needed since there are technically two amended site plan applications before the PB.

MOTION: D. Howard made a motion to grant 90-day conditional approval of the Granite Village 09-024 Amended Site Plan. Approval is subject to all standard conditions such as payment of fees, receipt of mylar, erosion control bonding, and appropriate signatures.

SECOND: S. Wentworth

VOTE: 5-1 (P. Carideo)

Chairman Carideo commented that all commercial developments are subject to bonding. P. Carideo stated that on the Granite Village side there will be minimum cuts and a construction entrance and he feels erosion control bonding is warranted.

MOTION: D. Howard made a motion to grant 90-day conditional approval of the Johnson Meadows 09-070 Amended Site Plan. Approval is subject to all standard conditions such as payment of fees, receipt of mylar, erosion control bonding, and appropriate signatures.

SECOND: S. Wentworth

VOTE: 5-1 (P. Carideo)

C. Ashford and R. Clark returned to their spot on the board. S. Wentworth stepped down from his spot on the board.

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3. 19-009 Winchester Heights - Conditional Approval Expires to 5/6/2019

S. Wentworth stated that the PB office should have received a request from his consultant to extend the conditional approval an additional six months. Chairman Carideo read the letter into the record. P. Carideo stated that the plan was originally approved in 8/2018 and advised the PB members present that no conditions have been submitted to the PB to date.

MOTION: C. Ashford made a motion to extend the conditional approval for the Winchester Heights 19-009 plan an additional 6 months to 11/4/2019

SECOND: D. Howard

VOTE: 7-0

Chairman Carideo advised the PB members that the bond for the project needs to be discussed. S. Bourcier stated that as per the applicants request the bonding was broken out into two phases; there was some discussion as to what should be included. S. Bourcier indicated that he has made modifications to the bond. S. Bourcier stated that there was a discrepancy with the number of lights for the project, S. Bourcier stated that the plan set includes pedestrian lights. P. Carideo asked R. Clark his recollection about past projects and lighting. R. Clark stated he feels it is good to have pedestrian lights bonded for a project of this nature. P. Carideo advised S. Wentworth that the pole lamps will remain on the plan.

S. Wentworth asked about a \$150K erosion control bond. S. Bourcier stated that there have been multiple preparations of the bond. S. Bourcier indicated that since both phase 1 and phase 2 bonds include erosion control it would not make sense to have a separate bond amount for erosion. P. Carideo stated the PB will discuss the matter in 30 days at the next meeting.

New Business

S. Wentworth returned to his spot on the board. R. Clark left his spot on the board.

1. 07-070 1 Emerson Ave – 2 Lot Subdivision

James Lavelle, LLS was present to represent the applicant. Bruce Gilday is the wetlands scientist for the subdivision. J. Lavelle explained that this is a two lot subdivision. J. Lavelle stated that the ZBA granted a variance to create one

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undersized lot. J. Lavelle stated that the lot size is in accordance with other homes in the Main Street area of Hampstead. J. Lavelle indicated that NHDOT approved the driveway entrance and that State Subdivision approval has also been granted. J. Lavelle stated that he has received three Dubois & King review letters and has addressed the comments in the first two letters. J. Lavelle indicated that according to the Town regulations the locus map does not need to be on the plat, it merely needs to accompany the plan. J. Lavelle feels that he meets the regulation.

Chairman Carideo asked S. Bourcier if the Department Head Review (DHR) had been completed and his response was yes. P. Carideo asked the PB members if they had any questions. D. Howard read the portion of the regulation regarding locus maps. P. Carideo commented that what is currently on the plan is a poor attempt at a locus map. P. Carideo asked S. Bourcier for his opinion. S. Bourcier stated that there is no north arrow and no scale and felt the locus map was not acceptable.

Chairman Carideo questioned the existing building that is shown on the plan. J. Lavelle stated that it is an office. P. Carideo asked for it to be noted on the plan and inquired as to the size of the building. J. Lavelle responded by stating it is pre-existing non-conforming lot. P. Carideo stated that per zoning only one accessory building is allowed which is why he would like it documented on the plan. J. Lavelle stated the building size is 24x30 = 720 square feet total.

P. Carideo questioned the septic easement for Map 7 Lot 49. The abutting lot had a septic design done in April 2018. P. Carideo asked for clarification. J. Lavelle stated that DES approval has been granted.

P. Carideo noted that a variance was granted to create one under sized lot. P. Carideo indicated that J. Lavelle submitted a section of the zoning ordinance with the application in relation to Section II-1:3 Relationship Between State and Local Regulations. "If the state regulations address an issue not included in the local regulation, or if the local regulation addresses an issue not included in the state regulation, that regulation shall automatically apply". P. Carideo stated that the soil based lot sizing is based on minimum lot sizes. J. Lavelle stated the reason for

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a minimum lot size of 45K square feet is so that a lot can handle both a well and septic system. J. Lavelle indicated that he explained this to the ZBA. J. Lavelle stated that since off-site water is available the additional soils are not needed on the undersized lot. J. Lavelle indicated that the State actually cuts the required area in half when off-site water is available. J. Lavelle felt the saving clause would apply in this situation.

Chairman Carideo stated that for many years the town has required the 45K square feet minimum lot size even in cases where the subdivision has provided off-site water. P. Carideo indicated that he received an opinion from Town Counsel which she referred to as "administrative gloss" and felt the soils based lot size should apply in this case. P. Carideo stated the decision will be up to the PB.

J. Lavelle stated that a variance was granted for this property based on the unique circumstances of the lot. P. Carideo stated that it's not just this one lot, it comes back to all subdivisions going forward and will set a precedent. D. Howard asked if the PB has ever approved a subdivision with smaller lot sizes. P. Carideo indicated he could not recall any.

S. Wentworth read the ZBA decision so that the PB would be clear as to what was granted. B. Villella indicated that it is clear that the ZBA granted a 2 lot subdivision. C. Ashford stated that he feels each lot needs to be viewed based on its own circumstance. S. Wentworth stated the ZBA approved 2 lots and there is no mention of soil based lot sizing. S. Wentworth feels the PB needs to abide by the ZBA decision. S. Wentworth read the minutes from the ZBA hearing. Chairman Carideo polled the PB members for their opinion. The majority of the PB members were in favor of granting conditional approval.

Chairman Carideo asked for public comment there was none.

J. Lavelle requested a motion to conditionally approve the subdivision subject to standard conditions. J. Lavelle stated that he would work with S. Bourcier to create a locus for the plan that was acceptable. J. Lavelle stated he would add a note to the plan regarding the size of the accessory building.

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MOTION: S. Wentworth made a motion to accept jurisdiction of the application for 07-070 1 Emerson Ave Subdivision plan.

SECOND: C. Ashford

VOTE: 7-0

MOTION: S. Wentworth made a motion to grant 90-day conditional approval for the 07-070 Subdivision. Approval is subject to all standard conditions such as payment of fees, receipt of mylar, setting of monuments, and appropriate signatures. Special conditions include:

- **A Plan Note is to be added regarding the square footage of the accessory building.**
- **A Plan Note is to be added regarding the home office approval for Map 7 Lot 070.**
- **A Locus Map approved by the Town Engineer is to be added to the plan.**

SECOND: D. Howard

VOTE: 6-0-1 (P. Carideo abstained)

R. Clark returned to his spot on the board.

2. 8A Lots 5 & 10 – Ells Road – Lot Line Adjustment (LLA)

Tim Peloquin from Promised Land Survey was present to represent the applicant.

T. Peloquin explained that he was asked to survey the property located at 34 Ells Road and as a result of his research the lot lines were not where the neighbors had thought for all these years, as a result they are looking to do a LLA. T.

Peloquin explained that since these are existing non-conforming lots the applicant had to go to the ZBA for approval prior to submitting to the PB. T.

Peloquin explained the land swap to the PB. T. Peloquin stated he would be happy to answer any questions.

S. Bourcier indicated that his initial review letter dated April 19 has not been responded to as of yet, however he would support conditional approval tonight.

T. Peloquin stated that all of S. Bourcier's review comments are minor in nature and he has no problem making the changes. T. Peloquin stated that since these are existing non-conforming lots there was no soil scientist or wetland scientist, therefore those signatures will not be on the plan.

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MOTION: S. Wentworth made a motion to take jurisdiction of the application for 8A Lots 5 & 10 Ells Road LLA.

SECOND: D. Howard

VOTE: 7-0

P. Carideo asked the PB members for comment and there was none. P. Carideo asked for public comment.

Mary Baglione – 10 Wakefield Drive – stated she wanted to make sure the property owner wasn't going to block her view of the lake, she stated the last person that came before her asking for a change had lied. P. Carideo explained that a LLA was before the PB if the owner wants to rebuild that would go back before the ZBA. T. Peloquin confirmed that the property owner would be confined to the existing footprint if they were to rebuild. P. Carideo explained the process of noticing, etc. and informed Ms. Baglione that she would be noticed if/when the owner wants to rebuild.

P. Carideo closed the public comment portion of the hearing.

MOTION: D. Howard made a motion to grant 90-day conditional approval for the LLA for Map 8A Lots 5 & 10 Ells Road. Approval is subject to all standard conditions such as payment of fees, receipt of mylar, setting of monuments, and appropriate signatures. All comments from the Dubois & King review letter dated April 19, 2019 are to be addressed.

SECOND: C. Ashford

VOTE: 7-0

3. 11-271 30 Baywood Drive – Single Lot Subdivision

Shane Gendron from Herbert Associates was present to represent the applicant. Jim Gove, the wetlands/soil scientist was also present. S. Gendron explained that in 1985 the lot was originally plotted as non-buildable. S. Gendron stated that test pits were performed on the lot and State Subdivision approval has been received. S. Gendron received S. Bourcier's review letter dated April 16 and he agrees with all the comments. S. Gendron felt many of the comments in the D&K letter were housekeeping items. P. Carideo asked S. Bourcier if he has seen the new plans that were presented this evening and he has not.

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D. Howard asked how a lot could be labelled non-buildable in 1985 and is now buildable in 2019. P. Carideo informed the PB members that he reviewed the original subdivision file and explained that wetlands were filled on the lot, DES investigated and mitigation was performed by the property owner.

James Gove, Gove Environmental Services explained that a 1989 report identified the lot as unbuildable. J. Gove stated there have been lots of changes in hydro soils since that time, in 2010 the hydro soils were updated followed by a change in 2012 by the Army Corp of Engineers, followed up by yet another change in standards. J. Gove stated that he reviewed his past notes and the lot no longer meets the criteria for wetlands. J. Gove indicated that utilizing today's standards the soils would be called somewhat poorly drained.

D. Howard asked why you would create a lot that is not buildable. P. Carideo responded by stating you could keep the lot for future purposed. P. Carideo commented that wetlands were filled and DES took action back in 1986-87.

R. Clark commented that there is a lot of wetlands on the lot, conservation was concerned about the original development as well. R. Clark commented that the road was put in without Town approval. R. Clark stated that 475 sq. ft. of fill was to be put on the lot and in actuality 2,700 sq. ft. of fill was placed on the lot. R. Clark indicated that the State wetland bureau stated that was too much fill and the lot was deemed unbuildable. R. Clark stated that in 1990 the property owner requested and was granted a tax abatement since the lot was unbuildable.

J. Gove stated there is a saying in the industry "black over gray stay away", the gray soils indicate a water table that will cause reduction. Chairman Carideo stated that the building inspector, Kris Emerson, asked for engineered footings for the dwelling during the Department Head Review. J. Gove stated that you need to use today's standards for soil classification. J. Gove stated that the soils haven't changed but the criteria has changed. J. Gove indicated that eight (8) test pits were performed on the site and they were unable to locate the 12" pipe as shown on the plan.

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S. Wentworth commented that the lot has been graded and there are no erosion control measures in plan. P. Carideo stated that the DES requirements were met in 1988-89. R. Clark stated his recollection is that the wetlands were not recreated. R. Clark asked if the state sent someone to review the site. S. Gendron commented that as far as he knows the state sends a reviewer to the site prior to granting subdivision approval.

R. Clark asked how the soil has changed in 30 years. J. Gove explained seasonal water tables to the PB. J. Gove stated the fill that is on site has not turned hydric, the hydrology is not there for the soil to develop.

MOTION: B. Villella made a motion to accept jurisdiction of the subdivision application for 11-271 30 Baywood Drive.

SECOND: S. Wentworth

VOTE: 7-0

Chairman Carideo opened the public comment session of the hearing.

Tim Lovell, Conservation Commission Chariman – indicated that he inspected the property multiple times in the past few weeks. T. Lovell commented that it appears that topsoil was added to the lot, the site was resurfaced, and that drainage has been redirected. T. Lovell stated that Conservation Commission does not support this subdivision. T. Lovell provided a letter to this effect to the PB along with photos of the site; a copy was shared with the consultant.

S. Murphy commented that the lot was deemed unbuildable because wetlands were altered, how is this lot all of a sudden a buildable lot. P. Carideo stated that soils mapping criteria has changed since 1986. P. Carideo stated that the application meets the town requirements for a buildable lot based on soil based lot sizing.

J. Gove responded to T. Lovell's letter and accompanying photos by stating that frost was particularly deep on the lot and feels the water in the photos is due to the frost. T. Lovell stated that he surveyed all properties in the neighborhood and none of the other lots had any of these characteristics.

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Chairman Carideo asked the PB if they would like to walk the site. R. Clark asked if the PB could have an independent wetlands scientist look at the lot. P. Carideo stated that could be done as it is stated in our regulations. B. Villella commented that it has rained 25 out of the last 30 days. B. Villella feels erosion control measures need to be in place.

It was decided that the PB and any members of the public, would meet at 8AM on Saturday May 18th to walk the site. The group will meet at the cul-de-sac. The PB would wait until after the site walk to determine whether they wanted to hire an independent consultant.

MOTION: C. Ashford made a motion to continue the public hearing for Map 11 Lot 271 to the June 3 meeting.

SECOND: S. Wentworth

VOTE: 7-0

S. Bourcier referred to his review letter dated April 16, comment #21 which states: The proposed development encompasses 2.86 acres, which meetsw the one (1) acre limit threshold of preparing an Environmental Assessment (EA) as noted in Section V.3-D of the Land Subdivision Regulations. S. Gendron responded by stating that they have already filed a report.

4. 10-005 Owens Court – Site Plan

Nicole Duquette from MHF Design was present to represent the applicant. The property owner, Steve Hatem, is also present to answer questions. N. Duquette explained that this is a 3.2 acre property located in the C3 Commercial District. The plan is similar to what was previously submitted to the PB back in 2013. N. Duquette stated there are some ledge outcroppings on the site and she indicated the site has been staked. N. Duquette explained this is a 20,560 sq. ft. commercial site that is being proposed, there will be 10 contractor units with approximately 4 people per unit. There are 41 parking spaces, the main entrance is in the front of the building and overhead doors will be located in the rear. N. Duquette stated as far as storm water management the property is entirely curbed, catch basins have been added to treat all storm water. N. Duquette stated utilities will be

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underground and blasting will be needed, there will also be an underground propane storage tank. N. Duquette explained the septic is located in the rear of the building and will be an enviro septic system.

N. Duquette stated that the Department Head Review (DHR) is scheduled for Thursday, May 16th at which time fire protection will be discussed with Deputy Chief Will Warnock. N. Duquette stated all lights will be mounted and Dark Skies compliant. N. Duquette stated there is a current AOT permit. N. Duquette indicated they are making a special request to allow a second driveway. N. Duquette stated waivers would be requested for:

1. Driveway width of 30-35 feet for trucks
2. Area of ledge, blasting for the building and driveway and
3. Construction of a steel frame building.

S. Bourcier stated that he would like to consider a truck turning plan for the wide curb cuts. S. Bourcier would also like the sight distance for each of the egresses. R. Clark commented that if there is ledge in the sight distance blasting might be needed.

Chairman Carideo commented that he would like some sort of blasting plan in addition to blasting reports to show the how/when/why, identify the load, size, and time of blasting. P. Carideo stated that he would like to see an area for outside storage identified on the plan and a note indicating how it will be addressed. Chairman Carideo commented that other sites in the area have become overrun with car and boat storage and wants to avoid this same scenario on this site.

C. Ashford wanted confirmation that contractors would be using the condo units as he has seen dance academies and the like in these types of units.

MOTION: S. Wentworth made a motion to accept jurisdiction of the site plan application for Map 10 Lot 005 located at Owens Court.

SECOND: D. Howard

VOTE: 7-0

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Chairman Carideo asked for public comment and there was none.

MOTION: S. Wentworth made a motion to continue the public hearing for Map 10 Lot 005 to the June 3 meeting.

SECOND: C. Ashford

VOTE: 7-0

5. 16 Lots 1 & 25 – Hadley Road Subdivision

James Lavelle, LLS was present to represent the property owner and the developer who is proposing a subdivision off two lots that abut Hadley Road. Bruce Gilday is the wetland scientist for the project and Bill Gregsak prepared the plan for the improvements off Hadley Road. J. Lavelle indicated that the project has received DES subdivision approval. J. Lavelle provided an overview of the eight (8) lot subdivision. J. Lavelle stated that he will not ask the PB to take jurisdiction of the plan tonight since there has not been a Department Head Review nor has he received engineering comments. P. Carideo stated that the PB just received engineering comments before the close of business today. Chairman Carideo stated that the PB typically does not hear abutter comments until they take jurisdiction. P. Carideo stated that he felt since there are a number of abutter's who have sat waiting it was only fair to hear their comments.

MOTION: S. Wentworth made a motion to accept jurisdiction of the application for subdivision for Map 16 Lots 1 and 25 located at Hadley Road.

SECOND: D. Howard

VOTE: 7-0

Chairman Carideo opened the public comment portion of the hearing.

Carl Cote – 30 Collins Drive – stated that he has lived in town for twenty years and has replaced his well three times. C. Cote indicated that he created a well study for his neighborhood from various sources including information from DES. C. Cote handed out copies of the report to the PB members. C. Cote stated the most recent wells drilled are shown in red. C. Cote stated that he is concerned with the addition of eight (8) more wells in the area and would like the PB to

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consider the information he has provided. P. Carideo stated that the PB members will review on their own prior to the next public hearing.

Darlene Cote – 30 Collins Drive – stated that page 6 of the plan set shows a proposed parking lot at the end of Hadley Road. D. Cote stated that the parking lot is secluded and not a safe place. D. Cote indicated that she has spoken with the police chief and he has the same concerns. D. Cote indicated that the police currently patrol other sites such as Depot Fields, West Road, etc. D. Cote stated that she has visited other sites in other towns and most parking is visible. D. Cote stated that a secluded large parking lot is not wanted.

Chairman Carideo stated that the proposed parking is on town owned conservation land. P. Carideo stated that the PB did not ask for the parking; it is being offered by the developer. P. Carideo stated the proposal was presented at the Conversation Commission meeting. P. Carideo stated that D. Cote has been to a number of meetings regarding the subdivision. P. Carideo stated that it is up to the Conservation Commission and the Board of Selectmen to approve the parking area.

Tim Lovell – Chairman Conservation Commission – stated that over the last several years there has been a problem with parking and the Conservation Commission has been needing a parking lot. T. Lovell indicated the conservation property under discussion is heavily used and stated that there could be 15-20 cars on the roadways each weekend. T. Lovell stated that this developer is offering a gift to the town that is saving the residents approximately \$50-60K to build this type of parking area. T. Lovell stated it would be unwise not to accept this gift. T. Lovell felt that once word gets around about the parking area people will have better access to this trail system.

R. Waldron asked why this location for parking. T. Lovell responded by saying the topography is good, there is a nice flat spot that is perfect for parking. S. Bourcier asked if there is a trail system in the area. T. Lovell stated that this location is at the center of a large trail network and felt it was an ideal spot from a logistical point of view. S. Bourcier suggested a plan note be added stating the parking lot is for a trail system.

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Steve Wilson – 21 Hadley Road – stated that as the road is currently he experiences a significant amount of run-off. S. Wilson asked about the impact of run-off coming down the hill.

P. Carideo stated that the drainage from the parking lot seems to be connected to the roadway system. S. Bourcier stated the purpose of his review is to check pre and post construction run-off. P. Carideo stated that based on the existing conditions plan the water runs down the hill and probably has for hundreds of years. P. Carideo felt the improved road will probably improve the current conditions on his lot.

Carol Cote – 30 Collins Drive – stated the trails are shown on the town GIS and this particular trail is in the middle of East Hampstead. C. Cote stated the PB needs to understand the impact to the neighborhood. C. Cote feels the parking lot is overdesigned and unnecessary.

J. Lavelle stated the developer is willing to accommodate the Conservation Commission with the parking lot and indicated the size is negotiable. J. Lavelle stated that the construction of the road with proper drainage will help Mr. Wilson's situation. J. Lavelle explained the subdivision off Collins Drive and Nelson Ave as he was involved with those projects with the same property owner for the Hadley subdivision. J. Lavelle felt that the group before PB simply did not want a subdivision in their backyard.

R. Waldron stated that he typically sees between 6-8 cars parked on the side of the road on a Saturday to use the trial system in the Hadley Road area. P. Carideo commented that 9-10 cars will fit in the parking lot proposal.

Chris Badessa – 15 Pentucket Drive – stated the subdivision with eight (8) new wells will impact water in town. C. Badessa stated the parking lot is unnecessary and does not impact traffic. C. Badessa asked the PB to consider whether the parking lot is needed.

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Brent Ebner – 11 Collins Drive – stated he is also a member of the Conservation Commission. B. Ebner stated that there are lots of parking lots in New Hampshire to give people access to conservation land. B. Ebner stated that the town is fortunate that the current landowner allows people to use his land. B. Ebner stated that the parking lot is necessary and it will keep trail users safe. B. Ebner stated that many people are uncomfortable going through neighborhoods to access conservation land. B. Ebner commented that parking in a cul-de-sac is not safe if an emergency situation happens.

Karl Schumacher – 50 Collins Drive – stated he has lived in Hampstead for twenty years. K. Schumacher stated the parking lot is not a central location for the trails as T. Lovell as depicted. K. Schumacher responded to the comment J. Lavelle made and stated that the not in my backyard situation is not the case. K. Schumacher stated there is a known water issue and not the case that I don't want this in my backyard.

Tim Lovell – Chairman Conservation Commission – stated that the trail system is off Route 111 and goes through the town of Plaistow as well. T. Lovell commented that this is a great access point and is easy to get in and out.

Steve Ungerer – Conservation Commission member – stated that there is no current parking lot in the East Hampstead area. S. Ungerer indicated that this is a very good location.

Marcie Fleming – 16 Pentucket Drive – stated that she is not anti-parking lot however she is concerned with night time activity. M. Fleming asked if the parking area can be seen.

Carl Cote – 30 Collins Drive – returned to the podium again and stated the West Road parking lot is located on a through road. C. Cote stated this parking area is off a dead end road that is not well traveled. C. Cote stated he has safety concerns. C. Cote commented that there are no restrictions on parking during the winter months.

Chairman Carideo closed the public comment session.

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MOTION: R. Waldron made a motion to continue the public hearing for Map 16 Lots 1 and 25 to the June 3 meeting.

SECOND: S. Wentworth

VOTE: 7-0

Other Public Matters

1. 18-166 Conceptual Discussion Hannaford To Go Service – Deferred to 5/20 Workshop. D. Soucy was asked to reach out to the Hannaford representative and advise him of the new date.
2. 08-218 Camp Tel Noar – Mylar Recorded D-41432
3. 06-111 Barlow Millwork – Mylar Recorded D-41433

Planning Board Matters

1. Town Engineer Comments – none
2. Correspondence
 - March 15 letter from Rockingham Planning Commission annual dues
 - March 29 memo from BOS regarding annual update of webpage
 - April 2019 ZBA Minutes
 - April 2 letter from Executive Council of New Hampshire
 - April 24 letter – Town of Bedford cell tower
 - April 23 minutes from Ground Water Resource Committee
 - May 3 letter from Conservation re: 30 Baywood Drive
3. Member Comments

R. Waldron commented that there seems to be a problem in town with water and asked if the BOS could put a moratorium on building in town. P. Carideo stated that there are multiple factors affecting the water supply in town, one of which is the fact that Hampstead Area Water Company (HAWC) is overdrawing wells. P. Carideo indicated that DES is having HAWC reduce their flows. P. Carideo indicated that statewide there are problems with water. P. Carideo commented that the PB has not seen any new information regarding the Angle Pond Woods well.
4. Review of Minutes (4/15/2019 Workshop) – Deferred to 5/20 Workshop

HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

Minutes May 6, 2019

5. Adjourn at 10:40 P.M.

MOTION: S. Wentworth made a motion to adjourn at 10:40 P.M.

SECOND: R. Waldron

VOTE: 7-0

Minutes prepared by Debbie Soucy, Secretary