

# HAMPSTEAD PLANNING BOARD

11 Main Street, Hampstead, New Hampshire 03841-2033

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## Minutes August 3, 2026

A meeting of the Planning Board was held on Monday, August 3, 2026, at the Hampstead Town Hall, 11 Main Street.

**PRESENT:** Bob Weimar (Chairman), Matt Johnson, Ryan Gray, and Paula Maroun. Steve Keach, P.E.

Pledge of Allegiance

### **Chairman's Remarks**

Next Public Hearing Date September 8, 2026 (Tuesday)

Filing Deadline for the September 8, 2026 meeting was today, August 3, 2026

Announcement: The Planning Board is looking for a fulltime member as well as alternates. If you are interested in volunteering contact the office at the email listed below.

1. Map 17 Lots 299 & 300 aka 15 Victoria Lane – Lot Line Adjustment (LLA)  
Property owners Mark Murowski & Ken Shedden were in attendance and presented the LLA to the board. Keach referenced his 7/15 letter that had minor remarks which were resolved on 7/16, nothing remains outstanding.

MOTION: Gray made a motion to accept jurisdiction of the application for a Lot Line Adjustment for property located at Map 17 Lots 299 & 300 aka 15 Victoria Lane.

SECOND: Maroun

VOTE: 4-0

Chairman Weimar asked for public comment and there was none.

Murowski stated that he requested the LLA and thanks his neighbor for his cooperation.

MOTION: Gray made a motion to approve the Lot Line Adjustment for property located at Map 17 Lots 299 & 300 aka 15 Victoria Lane.

SECOND: Maroun

VOTE: 4-0

2. Map 18 Lot 085 aka 70 Danville Road – Subdivision of Land  
John Marcinkevich from Lavelle Associates was present to represent the applicant.

MOTION: Gray made a motion to accept jurisdiction of the application for a Subdivision of Land for property located at Map 18 Lot 085 aka 70 Danville Road.

SECOND: Maroun

VOTE: 4-0

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Chairman Weimar commented that the only outstanding issue was the driveway sight distance. Keach remarked that they obtained sight distance, so the waiver is no longer needed. Marcinkevich commented that all monumentation has been set.

MOTION: Johnson made a motion to approve the Subdivision of Land for property located at Map 18 Lot 085 aka 70 Danville Road.

SECOND: Gray

VOTE: 4-0

### 3. Jenn Rowden and Nicole Berry – Rockingham Planning Commission (RPC) – Land Use Audit Review

Berry prepared to present the Land Use Regulation Audit to the board and asked how long the board would like to make comment and provide feedback to RPC. Weimar felt that two-weeks would allow ample time for the board members to comment. Rowden commented that the grant is available through the end of September 2026.

Berry read from her presentation.

- Housing in Hampstead; Key Findings
- Housing Data Background
- NH Workforce Housing Law & “Fair Share” Housing Needs
- Housing Projections

Berry continued reviewing the audit.

- Housing Types allowed in Hampstead; single-family homes, multi-family homes, accessory dwelling units (ADU), manufactured homes, elderly housing.
- Housing Strategies; NH Housing Toolbox

The document goes on to review housing strategies including:

- Accessory Dwelling Units
- Adaptive Reuse
- Age-friendly housing
- Cluster housing
- Form-based code
- Infill Development
- Manufactured housing
- Inclusionary zoning
- Mixed-use development
- Reduced requirements
- Tax-increment financing (TIF)
- Transfer of development rights
- Community revitalization tax relief (79-E)

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Soucy referenced the comment about the availability of drinking water in some areas and asked what data RPC had to support that claim. Rowden stated it was a general comment and added that Hampstead faces the same issues as other towns. Weimar commented that the State had plans to expand water in Derry, Atkinson, etc. The comment was made that Hampstead Area Water Company (HAWC); a privately owned public utility company was not available in all areas of town.

Chairman Weimar commented that the State is trying to homogenize Hampstead and added that Hampstead is not Manchester.

4. Member Comments - none

5. Review of Minutes (7/20/2026 meeting)

MOTION: Weimar made a motion to approve the 7/20/2026 minutes as presented.

SECOND: Gray

VOTE: 4-0

6. Adjourn

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

SECOND: Johnson

VOTE: 4-0

Minutes prepared by Debbie Soucy, Secretary