

**AGENDA
HOOKSETT PLANNING BOARD
MEETING AND WORKSHOP**

**HOOKSETT TOWN HALL CHAMBERS (Room 105)
35 Main Street**

Monday, July 9, 2012

6:00 PM

MEETING CALLED TO ORDER AT 6:00 P.M.

INTRODUCE MEMBERS OF THE BOARD

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF 06/18/12

ELECTION OF OFFICES

COMPLETENESS

1. SNHU (#12-12)

“Dormitory”, East Side Dr., Map 33, Lot 67

Site plan for a proposed 4-story residence hall (20,030 sq. ft. footprint) with associated roadway access and parking. The residence hall will have 152 dormitory rooms and a residence Director apartment, accommodating a total of 308 beds.

DISCUSSION

2. INTRODUCTION TO RITCHIE BROS. AUCTIONEERS

COMPLETENESS

3. PALAZZI CORP. (#12-07)

**“Ritchie Bros. Auctioneers”, 39 Hackett Hill Rd. AND
350 West River Rd., Map 13, Lot 51**

Proposal to construct an auction site in two phases with necessary site improvements to the existing parcel.

PLANNING BOARD COMMENTS TO ZBA - SIGNAGE

4. PALAZZI CORP. (#12-07)

**“Ritchie Bros. Auctioneers”, 39 Hackett Hill Rd. AND
350 West River Rd., Map 13, Lot 51**

WAIVER REQUEST, COMPLETENESS & PUBLIC HEARING

5. CRANTON VERNON, LLC (#12-17)

Thames Rd. & Avon Rd., Map 14, Lot 14-3

Amended minor 3-lot residential subdivision plan.

- **Waiver Request** – Development Regulations (06/04/12) Section Part II – Subdivision Regulations 2. Completeness Criteria – Checklist
- **Completeness**

PUBLIC HEARING – AMENDMENT TO CONDITIONS OF APPROVAL AND EXTENSION REQUEST

6. MANCHESTER SAND, GRAVEL, & CEMENT (MS&G) – HEAD’S POND (plan #07-05 & 07-42)

Map 3, Lots 1 through 11, 17, 19 through 24, 26 AND Map 14, Lots 2 through 5

- **Amendment** to conditions of approval (6/20/11)
- **Extension request** (expired 12/31/11): 1) Development Agreement paragraph 9 AND 2) transfer of school land
The proposed project includes:
 - Lot line adjustment & consolidation
 - Major subdivision – 428 total units (156 single family, 72 Village single family, 59 Village townhouses, 33 single family zero lot line, & 108 townhouses) to include 5.5 miles of roadway improvements
 - Phasing plan

PUBLIC HEARING – WAIVER REQUEST(S) & EXTENSION REQUEST(S) – CONDITIONAL APPROVAL PERIOD

7. BEAVER BROOK HEIGHTS (#06-18 & #09-03)

By-pass 28 & Jacob Ave., Map 48, Lot 26, AND Map 49, Lots 49 & 58
87-Lot Residential Cluster Housing Subdivision & Phasing

- Waiver Request - Development Regulations (5/2007) section 6.09 Approval Null and Void
- Extension Request – Development Regulations (1/23/2012) section 10.03 2) Time Limits for Fulfilling Conditions. Application conditionally approved on 05/18/2009 and expires on 05/18/2012. Applicant requesting a 1 yr. extension to this approval (05/18/2013).

PUBLIC HEARINGS – WAIVER REQUEST(S) & EXTENSION REQUEST(S) – ACTIVE & SUBSTANTIAL PERIOD PER RSA 674:39 EFFECTIVE 06/27/11

***For projects that the active & substantial period has already expired:**

- Waiver Request - Development Regulations (06/04/12) Section 22. Legal Provisions 22.02 Five-Year Vesting Period “The Board may grant extensions, upon written request filed with the Board at least thirty (30) days prior to expiration of the Vesting Period”.
- Extension Request - Development Regulations (06/04/12) Section 22. Legal Provisions 22.02 Five-Year Vesting Period “The Board may grant extensions, upon written request (waiver for the 30 days), stating the requested length of extension and the extenuating circumstances justifying an extension.

Planning Board Agenda
07/09/12 page 3

- 8. *RIDGEBACK SELF-STORAGE, LLC (#06-33)**
Thames Road & Hooksett Road, Map 18, Lot 49D
Site plan for a 49,500 sq. ft. metal self-storage unit buildings and a 864 sq. ft. granite block office building. Active & Substantial period expired on 09/22/11 (24 months to meet the active & substantial requirement).
- 9. *LOT 3B LIMITED PARTHERSHIP C/O CATAMOUNT MANAGEMENT (#07-38)**
5 Lindsay Road, Map 25, Lot 18-3B
Site Plan for a 2-story, 11,450 sq. ft. office building and sign. Active & Substantial period expired on 11/07/11 (36 months to meet the active & substantial requirement).
- 10. *GRANITE PLAZA, LLC C/O GEORGE LAWRENCE (#08-32)**
1778 Hooksett Road, Map 6, Lot 23
Site Plan for building addition, parking lot, and related improvements to support a 60-Seat Restaurant. Active & Substantial period expired on 01/26/12 (36 months to meet the active & substantial requirement).

****For projects that the active & substantial period will expire:**

- Extension request - Development Regulations (06/04/12) Section 22. Legal Provisions 22.02 Five-Year Vesting Period “The Board may grant extensions, upon written request filed with the Board at least thirty (30) days prior to expiration of the Vesting Period, stating the requested length of extension and the extenuating circumstances justifying an extension.”

- 11. **PMT REALTY TRUST (#09-23)**
“Northwood Power Equipment”, 290 West River Rd (Rte 3A), Map 17, Lot 10
Site plan for the proposed construction of a 5,000 sq. ft. retail tractor business with an outdoor display area. Active & Substantial period to expire on 08/12/12 (24 months to meet the active & substantial requirement).

OTHER BUSINESS

- 12. FARMERS’ MARKET SIGNAGE**
- 13. APPOINTMENT TO SNHPC REGIONAL LEADERSHIP TEAM**
- 14. CHANGE OF USE**

ADJOURNMENT

Rev 06/27/12

The Board reserves the right to close the meeting at 9:00 p.m. and continue any unheard items to the next Board meeting.