

**AGENDA**  
**HOOKSETT PLANNING BOARD MEETING**  
**HOOKSETT TOWN HALL CHAMBERS (Room 105)**  
**35 Main Street**

**Monday, August 6, 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 07/09/12**

**CONTINUED PUBLIC HEARING - WAIVER REQUEST FOR SIGNAGE**

- 1. MERCHANTS PLAZA, LLC (#12-13)**  
**1275 Hooksett Road, Map 31, Lot 1 AND**  
**1279 (1277) Hooksett Rd., Map 25, Lot 46**  
Waiver request to Article 10-A Performance Zone (PZ) I.5 Table of PZ Sign Standards.

**DISCUSSION**

- 2. UNIVERSITY HEIGHTS APARTMENTS (#11-12)**  
**Map 14, Lot 1-9**  
Temporary leasing office.

**DETERMINATION OF REGIONAL IMPACT AND PUBLIC HEARING**

- 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.
  - **Determination of Regional Impact**

**WAIVER REQUESTS, DETERMINATION OF REGIONAL IMPACT AND PUBLIC HEARING**

- 4. SNHU (dormitory) (#12-12)**  
**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.

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### **SNHU (dormitory) (#12-12):**

- **Waiver Request** - Development Regulations (06/04/12) Section Part III – Site Plan Regulations 2. Completeness Criteria – Overall boundary survey and metes & bounds description. Sufficient, acceptable information to readily determine location, bearing and length of every street line, lot line and property boundary.
- **Waiver Request** - Development Regulations (06/04/12) Section Part III – Site Plan Regulations 2. Completeness Criteria - #25 Shape, size, height and location of existing buildings within two hundred (200) feet of the site.
- **Waiver Request** - Development Regulations (06/04/12) Section Part III – Site Plan Regulations 2. Completeness Criteria - #32 Size and location of all existing landscaping within 100 feet of the site.
- **Waiver Request** - Development Regulations (06/04/12) Section Part III – Site Plan Regulations 2. Completeness Criteria - #34 Location of existing utilities within 100 feet of the site.
- **Waiver Request** - Development Regulations (06/04/12) Section Part III – Site Plan Regulations 2. Completeness Criteria - #41 Shape, size, height and location of all existing buildings and proposed buildings.
- **Waiver Request** – Development Regulations (06/04/12) Section 11.12.2.t - Drainage Design Criteria – Minimum flow velocity in a pipe or culvert during a 2-year storm event is 2 fps.
- **Determination of Regional Impact**

### **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.

#### **5. \*WALMART (wastewater treatment plant) (#08-37)**

##### **3 Commerce Drive, Map 37, Lot 43**

Amended site plan for the proposed addition of a 249 sq. ft. wastewater treatment plant. Active & Substantial period expired on 02/03/12 (36 months to meet the active & substantial requirement. Applicant seeking extension to 02/03/13).

#### **\*\*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.”

#### **6. \*\*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 to expire on 09/22/12 (24 months to meet the active & substantial requirement expired 09/22/11. The Planning Board granted a 1 yr. extension to 09/22/12 at their meeting of 07/09/12. Applicant requesting another extension to 09/22/13).

### **OTHER BUSINESS**

#### **7. APPROVAL OF STANTEC INVOICES**

#### **8. CHANGE OF USE**

### **ADJOURNMENT**

*Rev 08/06/12*

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