

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

Monday, November 5, 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 10/15/12

CONTINUED PUBLIC HEARING

1. BIELIZNA, DIANE & STANLEY (#12-18)

1266 Smyth Rd., Map 48, Lot 19

Proposal for a 4-lot major subdivision (parent lot + 3 new lots)

- Further reconsideration of Planning Board decision of 10/15/12 to require a cistern in lieu of sprinkler systems

CONTINUED PUBLIC HEARING

2. HALLINAN & ZAPORA (#12-21)

Sean Hallinan, 31 Harvest Drive, Map 34, Lot 11-18

Zapora Properties, LLC, 41 Zapora Drive, Map 34, Lot 11-1

Lot line adjustment.

- **Waiver Request** – Development Regulations Section 11.02 5) granite bound monuments

COMPLETENESS WAIVER & PUBLIC HEARING

3. MAURASIS (#12-22)

49 Mammoth Rd., Map 45, Lot 33

Amended 2-lot subdivision (parent lot + 1 new lot) to include roadway improvements and Town ROW.

- **Waiver Request** – Development Regulations Part II Subdivision Checklist – completeness
- **Waiver Request** – Development Regulations Section 11.11 Street System (20.E Blue Book curb section & roadway width)
- **Waiver Request** – Development Regulations Section 11.11.2 Cul-de-Sacs
- **Waiver Request** – Development Regulations Section 11.12.2.J water shall not be impounded adjacent to roadways.
- **Waiver Request** – Development Regulations Section 11.12.2.h minimum cover for closed drainage systems.

***PUBLIC HEARING – EXTENSION REQUEST – ACTIVE & SUBSTANTIAL PERIOD PER RSA 674:39 EFFECTIVE 06/27/11**

4. ***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.
- **Extension Request** – Development Regulations (06/04/12) Section 22. Legal Provisions 22.02 Five-Year Vesting Period. Active & Substantial period to expire on 11/7/2012 (expired 11/7/2011 and on 7/9/12 Board granted a 1 yr. extension to 11/7/2012). Applicant now requesting another 1 yr. extension to this approval to **11/7/2013**.

REQUEST FOR RECONSIDERATION OF THE 10/15/12 PLANNING BOARD CONDITIONAL EXTENSION PER DEVELOPMENT REGULATIONS (6/4/2012) SECTION 10.03 2) TIME LIMITS FOR FULFILLING CONDITIONS – PER NH SUPREME COURT DECISION 74 COX STREET LLC V. NASHUA, 156 N.H. 228 (2007).

5. **MIACOMET DEVELOPMENT, LLC (#07-37)**
“WEBSTER WOODS II”, Hooksett Rd., Map 6, Lot 114
Site plan to improve and develop phase II of “Webster Woods” to include 23 duplex ranch style buildings totaling 46 units and 7 single ranch style units for 55 yrs. & older person housing.
- Application conditionally approved on 11/2/2009 and expires on 11/2/2012.
 - Applicant received a 1 yr. conditional extension to this approval to 11/2/2013.
 - The applicant will not be able to meet the Board’s conditions and request the Board modify its decision to extend the application for an additional 60 days, to January 9, 2013.

OTHER BUSINESS

6. **Article 7 Elderly, Older Person, and Handicapped Housing – A.2) Older Person Housing** – housing intended for, and 100% of the units are occupied solely by, persons fifty-five (55) years of age or older
7. **CAPITAL IMPROVEMENT PROGRAM (CIP)** – CIP Handbook recommendations from CIP Committee to Planning Board for the Board to review & adopt
8. **PERFORMANCE ZONE – Is it doing what we expected?**
9. **APPROVAL OF STANTEC INVOICES**
10. **CHANGE OF USE**

ADJOURNMENT

Revised 10/30/12

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