

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

Monday, November 19, 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 11/05/12

DISCUSSION – CONCEPTUAL SITE PLAN

1. REM CENTRAL, LLC

90 West River Rd., Map 29, Lot 72

Conceptual site plan to modify previously approved site plan for phase 2 to remove fast food restaurant in lieu of a 7,950 sq. ft. retail building and omission of cross-access connection.

CONTINUED PUBLIC HEARING

2. CONTINUED TO DECEMBER 17, 2012

BIELIZNA, DIANE & STANLEY (#12-18)

1266 Smyth Rd., Map 48, Lot 19

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

COMPLETENESS WAIVERS & PUBLIC HEARINGS

3. CONTINUED TO DECEMBER 3, 2012

RAVINIA COLD STORAGE, LLC (#12-23)

East Point Dr., Map 49, Lot 4

Amended site plan for a warehouse that will be built all at once. The first section of the building will be 35' tall and the second half will be 45' tall. There is no change in the amount of office space and there is a reduction in the total warehouse square footage to 341,000 sq. ft. due to removal of the freezer storage section.

➤ **Waiver Request** – Development Regulations Section III Site Plan Checklist – completeness

4. 76-80 TERRACE ROAD LLC (#12-24)

4 Pleasant St., Map 6, Lot 116-1

Amended site plan for the existing structure (formerly used by Caruso landscaping for office/retail space) to be used as retail space for the sale of antiques, collectibles, and consignments. Site to include parking lot improvements.

➤ **Waiver Request** – Development Regulations Section III Site Plan Checklist – completeness

**PUBLIC HEARING FOR THE PLANNING BOARD 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 was to expire on 11/2/2012.
 - On 10/15/12, the applicant received a one (1) year conditional extension to this approval to 11/2/2013.
 - The applicant will not be able to meet the Board’s conditions of 10/15/12 and request the Board: 1) modify its 10/15/12 decision, and 2) extend the application for an additional 60 days to January 9, 2013.

OTHER BUSINESS

- 6. PLANNING BOARD PACKETS – ELECTRONIC VS. HARD COPIES**
- 7. CIP COMMITTEE MEMBER ATTENDANCE – DANA ARGO**
- 8. APPROVAL OF STANTEC INVOICES**
- 9. CHANGE OF USE**

ADJOURNMENT

Revised 11/19/12 11:20am

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