

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

**Monday, December 17, 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 12/05/12**

**DISCUSSION - ECONOMIC DEVELOPMENT CHAPTER**

- 1. ECONOMIC DEVELOPMENT CHAPTER FOR THE MASTER PLAN**  
Presenter, Jack Munn, SNHPC

**DISCUSSION – CONCEPTUAL SITE PLAN**

- 2. REM CENTRAL, LLC**  
**90 West River Rd., Map 29, Lot 72**  
**Update** on 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.

**CONTINUED PUBLIC HEARING**

- 3. BIELIZNA, DIANE & STANLEY (#12-18)**  
**1266 Smyth Rd., Map 48, Lot 19**  
Proposal for a 4-lot major subdivision (parent lot + 3 new lots)

**PUBLIC HEARING – MODIFICATION OF PRIOR APPROVAL**

- 4. POTENTIAL PROPERTIES CORP. (#12-25)**  
**19 Prescott Heights, Map 43, Lot 2**  
Condition of the 1969 Planning Board approval of Lot #2 states “no building may be erected on Lot #2 unless proper access and frontage is provided”. The applicant is requesting the Planning Board modify this condition to state “proper access and frontage is met under the above condition through the granting of a variance for Lot #2 as a non-conforming lot by the Zoning Board of Adjustment”

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

- **Waiver Request** - Development Regulations (6/4/2012) section 10.03 2) Time Limits for Fulfilling Conditions “The Board may grant extensions, upon written request filed with the Board **at least thirty (30) days prior to expiration** of conditional approval.”
- **Extension Request** – Development Regulations (6/4/2012) section 10.03 2) Time Limits for Fulfilling Conditions.

**5. \*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**

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
- Application conditionally approved on 06/20/2011. On 07/09/12 the Planning Board granted an extension to 12/20/2012. Applicant requesting an extension to this approval to 02/12/2013.

**\*MANCHESTER SAND, GRAVEL, & CEMENT (MS&G) (plan #11-10)  
Map 14, Lots 2, 10 & “A”**

Lot line adjustment between Map 14, Lots 2, 10 & “A” to provide 80.926 acres for Map 14, Lot 2 (Head’s Pond project proposed school parcel).

- Application conditionally approved on 11/07/2011. On 07/09/12 the Planning Board granted an extension to 12/20/2012. Applicant requesting an extension to this approval to 02/12/2013.

**OTHER BUSINESS**

**6. VOLUNTARY LOT MERGER – Donald R. Winterton Revocable Trust,  
contiguous lots Map 48, Lot 19-3 & Map 48, Lot 19-4**

**7. APPROVAL OF STANTEC INVOICES**

**8. CHANGE OF USE**

**ADJOURNMENT**

*Revised 12/05/12*

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