

Revised: May 31, 2013

AGENDA
HOOKSETT PLANNING BOARD MEETING
HOOKSETT TOWN HALL CHAMBERS (Room 105)
35 Main Street
Monday, June 3, 2013
6:00 PM

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

INTRODUCE MEMBERS OF THE BOARD

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF 05/06/13 and 05/20/13

SPECIAL EXCEPTION COMMENTS

PAUL SCARPETTI

27 Londonderry Turnpike Map 49 Lot 10-2
IND

A special exception from Article 11, Section B.2.a to permit a commercial office building that would house the offices of a general medical practice with up to 4 practitioners. Co-located in the building would be some adjunct health services to serve that practice and the community. This would include a satellite laboratory (actual specimens shipped out to the main lab for testing) and perhaps a physical therapy service.

COMPLETENESS and PUBLIC HEARING

1. GENERAL ELECTRIC COMPANY (Plan #13-09)

31 Industrial Park Drive,

Site Plan amendment for a proposed construction of a guard house to be located approximately 350' west of the existing site entrance drive to the GE Aviation facility.

- **Waiver Request** – Development Regulations Part III – Site Plan Completeness

2. MATNEC, LLC / DUNKIN DONUTS (Plan #13-10)

1 Benton Rd., Map 25, Lot 72

Site improvements to include additional drive thru window and bypass lane, revise cross slope/grading, and modify site circulation.

- **Waiver Request** – Development Regulations Part III – Site Plan Completeness

PUBLIC HEARINGS

3. WENDELL A. TERRY/AL TERRY PLUMBING (Plan #13-08)

1776 Hooksett Rd., Map 9, Lots 21 & 22

Site plan for the proposed construction of a 6,480 sq. ft. 2-story building and to retain the existing 5 apartments in the existing building.

- **Waiver Request** – Development Regulations Section 15.01 16) Parking Standards for mixed or joint use

4. SNHU – EAST PARKING LOT (plan #13-02) East Side Dr. & North River Rd., Map 33, Lot 67 (and Manchester, NH Map 558, Lot 1)

Site plan to construct a 436+- space parking lot with associated access.

- **(Additional) Waiver Request** – Development Regulations 11.12.2.t

5. SNHU – DEPOT PARKING LOT (plan #13-03)

Depot Rd., Map 38, Lot 1

Site plan to construct a 156+- space parking lot with associated access.

- **(Additional) Waiver Request** – Development Regulations 11.2.2.e Drainage – Increase Runoff

EXTENSION REQUEST

6. CONNECTOR ROAD, LLC/UNIVERSITY HEIGHTS MARKETPLACE (Plan #06-36)

Route 3, Map 14, Lots 1-9

Site Plan for 3,000 sq. ft. bank and 5,596 sq. ft. retail/office conditionally approved on 7/16/2007. Granted a 1st extension to 6/21/2013 (Planning Board meeting of 6/21/2010).

Applicant requesting a 2nd extension for one (1) year per the following:

- **Extension Request** – Development Regulations (6/4/2012) section 10.03, 2) Time Limits for Fulfilling Conditions.

OTHER BUSINESS

7. APPROVAL OF STANTEC INVOICES

8. WAIVER OR IMPACT FEES

- a. Allstate Builders, 17 Garden Song Drive
- b. Berry Hill Estates, 7 Shaker Hill Road
- c. Home by Denis, 6 Raebrook Road
- d. Thomas Hartford, 208A Whitehall Road
- e. Ernest Bencivenga, 244 Whitehall Road
- f. Rosalie Gronostalski, 1 Gullane Road

CHANGE OF USE

ADJOURNMENT

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