

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

Monday, February 11, 2013

6:00 PM

(inclement weather date is Tuesday, February 12, 2013)

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

INTRODUCE MEMBERS OF THE BOARD

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF 01/07/13 & 01/14/13

DISCUSSION

- 1. SNHPC TEN YEAR TRANSPORTATION IMPROVEMENT PLAN
TIM WHITE, SNHPC**

FIRST PUBLIC HEARING FOR PROPOSED ZONING CHANGES 2013
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COMPLETENESS

- 2. Southern New Hampshire University (SNHU) (plan#12-26)
North River Road, Map 33, Lot 67 & Map 38, Lot 38-1**
Site plan for the construction of a proposed 3-story Library Learning Commons (with partial basement) and associated access. Basement footprint is 4,575 sq. ft., 1st floor footprint is 18,570 sq. ft. and the 2nd & 3rd floor footprint is 11,150 sq. ft.
 - Waiver Requests – Development Regulations Part III – site plan completeness 19, 24, 31, 33, 35, 40
 - Waiver Request – Development Regulations 11.12.1 Rainfall Intensity
 - Waiver Request – Development Regulations 11.12.2.t minimum flow velocity
 - Voluntary Merger – Map 33, Lot 67 & Map 38, Lot 38-1

PUBLIC HEARING-FINAL APPROVAL OF HEAD'S POND DEVELOPMENT TO INCLUDE DEVELOPMENT AGREEMENT

**3. MANCHESTER SAND, GRAVEL, & CEMENT (MS&G) – HEAD'S POND (plan #07-05 & 07-42)
Hooksett Rd., 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. Time Limits for Fulfilling Conditions = 1st extension to 12/20/2012 (PB 07-09-12), & 2nd extension to 02/12/2013 (PB 12-17-12).

**4. MANCHESTER SAND, GRAVEL, & CEMENT (MS&G) (plan #11-10)
Hooksett Rd., 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. Time Limits for Fulfilling Conditions = 1st extension to 12/20/2012 (PB 07-09-12), & 2nd extension to 02/12/2013 (PB 12-17-12).

PUBLIC HEARING-WAIVER REQUESTS

**5. GREEN VIEW MANAGEMENT, LLC, University Heights, Blackwater Rd., Map 14, Lot 1-16
SMC MANAGEMENT CORP. University Heights Apartments Scholar Way Map 14, Lot 1-12**
Applicant request that Planning Board recommend the following to the Town Council (plan#12-30):

- Waiver Request – Zoning Ordinance Article 30 Impact Fee Ordinance E (2) waiver to recreational impact fees for University Heights Apartments (Map 14, Lot 1-12) in lieu of improvements to public use parcel
- Acceptance of the public use parcel (Map 14, Lot 1-16)

**6. SGB & RGB VENTURES, LLC (plan#13-01)
"GERBER DENTAL GROUP", 1106 Hooksett Rd., Map 41, Lot 87**

- Waiver Request – Zoning Ordinance Article 10-A I.3.d = building sign size
- Waiver Request - Zoning Ordinance Article 10-A I.3.d = additional building sign

OTHER BUSINESS

7. APPROVAL OF STANTEC INVOICES

8. CHANGE OF USE

ADJOURNMENT

Revised 02/06/13

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

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