

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

**Monday, March 18, 2013**  
**6:00 PM**

(inclement weather date is Tuesday, March 19, 2013)

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

**INTRODUCE MEMBERS OF THE BOARD**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES OF 03/04/13**

<b>SECOND PUBLIC HEARING FOR PROPOSED ZONING CHANGES 2013</b>
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**DISCUSSION**

- 1. DUNKIN DONUTS**  
**Benton Road & Hooksett Road, Map 25, Lot 72**  
Conceptual design of existing site.

**COMPLETENESS**

- 2. SJB DEVELOPMENT, LLC (plan #13-04)**  
**290 West River Road, Map 17, Lot 10**  
Site plan for the construction of a new 8,000 sq. ft. commercial building with paved parking (41 parking spaces), drainage and grading improvements, septic and municipal water.
  - Waiver Request – Development Regulations Part III – site plan completeness checklist item #2 1” = 40 scale

**PUBLIC HEARING AND WAIVER REQUESTS**

- 3. 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., 1<sup>st</sup> floor footprint is 18,570 sq. ft. and the 2<sup>nd</sup> & 3<sup>rd</sup> 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 – WAIVER REQUEST**

**4. MANCHESTER SAND, GRAVEL, & CEMENT (MS&G) – HEAD’S POND  
(plan #07-05 & 07-42)  
Hooksett Road, 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 with a FINAL Board approval on 02/12/2013.**

- **Waiver Request - Development Regulations (6/4/2012) Part I section 11.02-1a.b. Monuments.**

**\*PUBLIC HEARING – EXTENSION REQUEST – CONDITIONAL APPROVAL PERIOD**

**5. \*AUSTIN WOODS (plan #08-02)  
South Bow Rd. & Mountain View Rd., Map 12, Lots 13 & 14-4 AND  
Map 16, Lot 53**

- proposal to subdivide Map 12, Lot 14-4 into a 6-lot conventional subdivision, consolidate Map 16, Lot 53, and Map 12, Lot 13 into one lot, and simultaneously subdivide it into 37 residential lots and 2 open space parcels/conservation open space subdivision.
- proposal for lot line adjustment to provide for the transfer of parcel “A” (15,130 sq. ft.) from Map 16, Lot 53 to Map 16, Lot 53-1
- Special Use Permit for Conservation Subdivision – Zoning Article 8, Sec. K

**Application conditionally approved on 03/19/2012 and expires on 03/19/2013.**

**Applicant requesting a 1 yr. extension to this approval to 03/19/2014.**

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

**OTHER BUSINESS**

**6. APPROVAL OF STANTEC INVOICES**

**7. CHANGE OF USE**

**ADJOURNMENT**

*Revised 03/12/13*

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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