

Posted: February 19, 2014  
Revised: February 26, 2014

**AGENDA**  
**HOOKSETT PLANNING BOARD MEETING**  
**HOOKSETT TOWN HALL CHAMBERS (Room 105)**  
**35 Main Street**  
**Monday, March 3, 2014**  
**6:00 PM**

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

**INTRODUCE MEMBERS OF THE BOARD**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES OF 2/3/14**

**1. CONTINUED PUBLIC HEARING FOR PROPOSED ZONING CHANGES 2014**

**APPLICATION FOR PLANNING BOARD MEMBER**

2. Muamer Durakovic
3. Michael DiBitetto

**PRESENTATION FOR RECOMMENDATION TO ZBA**

4. **Jeff Larrabee, Signage (ZBA Case #14-01)**  
**Hackett Hill Rd., Map 17, Lot 7**
  - **Variance Request** – from Article 20, Section E, 3 & 4 of the Zoning Ordinance to permit one 750 square foot free-standing sign, standing at approximately 40 feet high. Purpose of sign is to promote various commercial uses for proposed conference/event center, festival grounds, and botanical park.

**EXTENSION REQUESTS**

5. **UNIVERSITY HEIGHTS (plan #06-34/06-36)**  
**Route 3, Map 14, Lot 1-12 and Map 14, Lot 1-9**  
University Heights Subdivision.
  - **Extension Request** – Amend surety agreement to extend date of Phase 1 B work from October 15, 2013.
6. **HARMONY PLACE, LLC (plan #08-31)**  
**1621 Hooksett Rd., Map 14, Lot 27**  
63-unit 55-year and older person housing. Application conditionally approved on 3/16/2009 and expired on 3/16/2012. Applicant received the 1<sup>st</sup> 1 yr. extension to

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3/16/2013 on 4/16/2012. Applicant received a 2<sup>nd</sup> 1 yr. extension to 3/16/2014 on 4/1/2013. Applicant is requesting a 3<sup>rd</sup> 1 yr. extension.

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

### **COMPLETENESS**

#### **7. BRIDGE BAY, LLC (plan #13-19)**

##### **99 Mammoth Rd, Map 41, Lot 36**

Site plan for the addition of a 21-unit, three story residential building to a site that already contains a separate, existing 12-unit, 3 story building.

- **Waiver Request** – Completeness Checklist item #2. “Scale is not smaller than one per forty feet” to allow a scale of 50 feet.
- **Waiver Request** – Development Regulations (6/4/2012) Section 3.19 Multi-Family Criteria to allow a roof pitch of 4/12 where a minimum of 10/12 is allowed.

### **COMPLETENESS & PUBLIC HEARING**

#### **8. MANCHESTER WATER WORKS (plan #14-02)**

##### **700 Quality Dr., Map 29, Lot 64-2**

Site Plan for a proposed radial well, 24-foot by 26-foot pump building, and gravel driveway. (Building will contain the well and house equipment, including pumps, emergency generator, etc.).

- **Waiver Request** – From the following items on the completeness checklist:
  - 20. The existing grades, drainage system, structures, and topographic contours at intervals not exceeding two (2) feet with spot elevations where grade is less than five (5) percent, otherwise not exceeding five (5) contour intervals. –Partially provided.
  - 24. Shape, size, height and location of existing buildings within two hundred (200) feet of the site. –Partially provided.
  - 27. Soils information delineated by a Licensed Soil Scientist utilizing the most recent criteria governing “Site Specific Soil Mapping.”
  - 31. The size and location of all existing landscaping within one hundred (100) feet of the site.
  - 32. Location of existing septic leach fields within two hundred (200) feet of the site.
  - 34. Location of existing water supply wells or spring within two hundred (200) feet of the site.
  - 41. Size, slope, material and invert elevations of all existing and proposed drainage structures.
  - 49. Storm drainage plan in accordance with the “Drainage Design Criteria” of Town Regulations, and plans for snow removal and storage.
- **Waiver Request** – Completeness Checklist item #2. “Scale is not smaller than one per forty feet” to allow a scale of 50 feet.

### **CONTINUED PUBLIC HEARINGS**

#### **9. STERLING HOMES, LLC / KEACH-NORDSTROM ASSOCIATES (plan #13-26)**

##### **Summit View, South Bow Rd., Map 12, Lots 1 & 24**

Proposed 38-lot subdivision and roadway access off South Bow Road.

- **Special Use Permit**

#### **10. AUTUMN FROST/DAVID SCARPETTI**

##### **Summerfare St., Map 35, Lots 7, 1-8 & 1-9**

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- 18-lot residential subdivision with lot line adjustments to lots 1-8 and 1-9.
  - **Special Use Permit**

**OTHER BUSINESS**

**11. APPROVAL OF STANTEC INVOICES**

**CHANGE OF USE**

**BOARD DISCUSSION**

**ADJOURNMENT**

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