

**Official
As of 4/7/08**

**HOOKSETT PLANNING BOARD
WORKSHOP MEETING
MINUTES
HOOKSETT PUBLIC LIBRARY
Monday, March 24, 2008**

CALLED TO ORDER

Chairman D. Marshall called the meeting to order at 7:00 pm

ATTENDANCE

Chairman D. Marshall, Vice-Chair R. Guay, Y. Nahikian, D. Hemeon, R. Duhaime, D. Dreffs, B. Ehlers, J. McHugh, J. Gryval, and Town Council Rep. P. Rueppel.
Excused: D. Jodoin

CTAP BUILDOUT STUDY

Amy Kizak, GIS Analyst for Southern NH Planning Commission (SNHPC) presented the CTAP (Community Technical Assistance Program) Buildout Study (see attached). This is part of the I-93 widening project.

Definitions:

Natural Services Network (NSN): This dataset includes flood storage lands, important natural habitats and wildlife.

Transfer Density: The unbuildable land to be used for commercial or historic town centers.

Center of Town: This area is identified as Granite Hill and the Village.

Growth density: The same number of residential dwellings and the same number of commercial buildout.

Comments:

R. Sullivan: How do we move traffic flow thru Rte 3 congestion?

A. Kizak: I can change the center of town and re-address the Zoning Regulations.

P. Rueppel: With a community this size, there should be a defined Town Center.

D. Marshall: Today there is still a North and South Hooksett. The commercial and industrial growth is what is keeping the Town alive.

R. Sullivan: The Town is decentralizing as we speak; i.e. school system.

P. Rueppel: In 1986, Manchester Sand & Gravel provided a conceptual of the Town center as the Legends Golf & Safety Center area.

D. Marshall: The Town Hall is moving to the Village School site in the near future.

A. Kizak: I can rework a Town center area from the current mapping to a more realistic conceptual plan.

R. Sullivan: A total of 800 - 1,000 dwellings will be developed in the near future. What do we currently have on the buildout plan for growth?

J. Duffy: For an applicant to obtain grandfather status for Zoning Ordinances, the applicant must be vested for 4 years and have an active and substantial development within 12 months. The Town now has an approval clause that the application is only valid for 3 years. If applicant past the 3 years, they would have to reapply.

D. Marshall: Berry Hill is vested. Head's Pond, upon approval, will be vested immediately. The new applicants may have issues to become vested due to the current economy.

R. Sullivan. There are currently over 1,000 dwellings vested.

J. Duffy: University Heights has 400 units vested and approval for consolidation of lots.

J. Duffy: The Planning Board, at its 3/17/08 meeting, had two design reviews on its agenda. These design reviews had no capacity for water and sewer. These were discussed with the Town Attorney and the applicant does not have the right to request a review.

J. McHugh: 4-5 yrs ago, a Town Master Plan. How has this Master Plan been compiled into this buildout study? The schools were structured out of necessity due to growth. Decisions have been made out of necessity based on the economy vs. conceptual plans.

R. Sullivan. The Cawley School was built as a middle school.

J. McHugh: The future school plan site(s) are in neighborhood areas. The Northern area of Town for a school site is an optional site.

R. Sullivan: The Northern area for a school site is hilly. Where is there flat land in Town for a school site?

Roger Duhaime: The Westside of Town is not connected. The Cabela's area will only further disconnect the Westside. We want to build a community to include sidewalks/

walkways.

R. Sullivan: Once the gas station develops in front of the Memorial School, there will be a walkway from Granite Hill to the School.

D. Marshall: Developing sidewalks is costly to develop and maintain and for the most part they are not used. The State required the Town would maintain sidewalks 12 months out of the year.

Roger Duhaime: Is there a panel on subdivisions for adding sidewalks?

D. Marshall: The Town Council must supply the budget for maintaining sidewalks to include staff, supplies, and equipment.

A. Kizak: The current buildout can be addressed in a new design with multiple scenarios.

D. Marshall: Someone has to pay for new wells and septic vs. municipal. Within one thousand feet of municipal water & septic, the developer should tie in.

D. Hess: Lake Massabesic has limited capacity for developments. How will it provide for our Town's development.

B. Sirak: Can water and sewer be added to this buildout study?

A. Kizak: Yes, water and sewer can be added to this buildout study.

D. Marshall: The City of Manchester has a future option to use the Merrimack River as a water source.

J. Gryval: The maximum population buildout for 2020 was expected to be 12,000. Currently the Town is at a population of 13,000 and there is still 12 years to go to reach 2020.

R. Sullivan: How can we tell an applicant that services cannot be supported?

D. Hemeon: Manchester Sand and Gravel is MUD zoning.

R. Sullivan: At one point, we did not do cluster developments unless water and sewer were available. Now, we are apt to provide extensions to satisfy the needs of the developers.

D. Hess: The developer owns the land. It is not the taxpayers' responsibility to assure the developer is profitable. It is the developer's responsibility to upgrade the site to meet requirements.

J. Duffy: CTAP has a few different scenarios in the buildout study. Amy is here to offer

one other buildout to our Town. Amy needs our input to include possible zoning changes: low density to increase, urbanized sections (Village or another site for a community center), hypothetical large developments, conservation use land (protected and less use for development), and steep slopes and wetland restrictions. With our input, Amy can provide an updated buildout study.

D. Marshall: The land East of the gasline and the land West of the Everett Turnpike should remain low density. This area represents 1/3 of the Town. The area in between has some changes to include Rte 3, however this is our economic base (commercial and industrial growth). Bypass 28 does not have terrain for large-scale development. The Board intentionally asked to remove vast commercial areas on 3A and keep this section open for residential. We need to tell Amy what the Planning Board is in favor. The Conservation Commission is actively searching for conservation land in Town.

P. Rueppel: Elements in Town are not working with the Conservation Commission to budget the commission to meet their needs.

D. Marshall: There is a move in Town to defeat the sewer bond expansion, thus slowing down growth in Town. If we defeat the sewer bond expansion, this will affect commercial and industrial developments. The Planning Board is hoping in lieu of growth management ordinance an alternative phase development vs. one large development. This alternative slows down the rate of growth to make it more manageable. I agree with Mr. Duhaime, what we require from the developer must be detailed to include items such as sidewalks. For sewer line expansions, perhaps we should require the developer to expand lines if they are within one thousand feet.

J. McHugh: Can the balance of the type of housing be included in the buildout study (i.e. senior housing vs. commercial vs. residential)?

R. Sullivan: We need to attract employment in Town to meet the current housing costs. The Town needs to have affordable housing. There is an extensive amount of over 55 yr housing.

J. Duffy: There is a SNHPC "Planners' Roundtable" meeting Thursday, March 27, 2008 @ 6:30pm located at PSNH.

Rob Duhaime: I have already met with the representative from the Jordan Institute. Hooksett has no sense of self. It is split by the Merrimack River. We are not a typical Town with a Town center. Residents from the Pembroke area are now accessing our Town access road.

R. Sullivan: The City of Manchester is considering developing a million square foot of office space near the Hooksett Town boundary. This traffic will increase congestion on our Town roads.

D. Hemeon: I agree with Amy, our Town needs to have a Town center.

B. Sirak: The Town Council is reviewing the Town's economic development with limited resources. The buildout study should include Chairman Marshall's suggestions vs. trying to create around Town center(s). We should create an attitude that we support economic development. What can the Town do to attract sites such as Cabelas?

R. Sullivan: Town landowners are trying to sell easy pieces of land to build upon, however these are not moving. How are we going to grow our Town? There are more traffic lights anticipated for Rte 3.

B. Sirak: The Town Council cannot promise the types of employment in Town. There is potential to work with existing businesses in Town to share data. No development will happen in areas without water and sewer. How much is the Town willing to commit to a sewer project?

D. Marshall: Littleton, NH 20 yrs ago developed roads, water and sewer to invest in the future. Today this area is developed due to "planning ahead".

R. Sullivan: There is an engineering traffic study from CIP for Rte 3.

B. Sirak: The Town Council is gathering information to make informed decisions.

D. Marshall: Manchester Sand & Gravel proposed they would be at their current site for another 20 yrs, however I see this ending earlier. Also, Brox Brothers is at the end of their timeline with the Town. If these 2 lands tie in together, this would make for one large commercial site.

P. Loiselle: Low income "affordable" housing is being reviewed.

P. Rueppel: If the Town were to hire an Economic Development Director, this will guide the Town where it needs to be.

A. Kizak: To summarize, East and West of the gasline is low density, and in the middle is the commercial and industrial corridor. I will work with Chairman Marshall and Town Planner, Jo Ann Duffy on Zoning Ordinances. The buildouts are the worst case scenario.

D. Marshall: The developers run the sewer and water lines and the sewer plant determines if they can manage the lines.

P. Loiselle: What is the worst-case scenario for buildout?

P. Rueppel: A population of 40,000 is the worst-case buildout scenario.

P. Loiselle: Currently there are two bridges in Town (one North and one South). The worst-case buildout scenario would require another bridge. Is the quality of life included in the buildout study?

A. Kizak: There are 48 indicators included in the buildout study.

P. Loiselle: A suggestion is to have a physical model of our Town to move the pieces as needed.

D. Marshall: We have access to a model of our roadways. A physical model of the complete Town is very costly to create.

R. Sullivan: We do not have a great deal of input on Zoning Ordinances. If I was a developer, I would want to develop cluster housing. Manchester Sand & Gravel is one of the better developers in Town. They consider conservation land and other needs of the Town.

D. Marshall: We have to abide by voted Zoning Ordinances and State Regulations in making decisions.

Rob Duhaime: How can the Planning Board take this information and apply it? We need quality jobs in Town.

A. Kizak: The indicators for the buildout study were gathered from 26 local areas. These indicators can be taken directly from the Town of Hooksett for more realistic buildout vs. other local towns.

D. Marshall: In any buildout scenario, we should maintain the Village Center Plan.

D. Hess: The Cost of Community Survey is being finalized. The Eastside to the Merrimack River needs buffers.

P. Loiselle: The final buildout has a 1.5 billion dollar fixed tax rate. Can we get the breakdown percentage of residential, commercial, and industrial tax rates?

R. Sullivan: Donati is our Town's major park area. Is there a percentage of land in the buildout study for parks/recreational areas?

J. McHugh: If the Town has 40,000 residents, what is the suggested acreage for parks/recreational areas and other quality of life areas?

D. Marshall: The proposed sewer bond expansion needs to be addressed with the Town Council. The Planning Board needs support from the Council for this expansion.

P. Loiselle: I agree a letter is needed from the Town Administrator and Chair of the Council to support the article for the sewer expansion.

D. Marshall: The Phase Development Article to be created and submitted to the Hooksett Banner. The Planning Board will need the support of the Town Council for this article. I

am on the Town Council for the April 16, 2008 agenda. Coastal Products/Morgan Storage property has been approved by the Planning Board. The applicant has asked if vehicles can be out for display despite not completing their landscaping due to weather issues. I recommend a delay in this project until the applicant meets conditions of landscaping.

D. Marshall: Do we have a motion to notify the applicant for Coastal Products/Morgan Storage property to delay the display of their vehicles pending completion of all site work?

*P. Rueppel motioned to notify the applicant for Coastal Products/Morgan Storage property to delay the display of their vehicles pending completion of all site work. Seconded by R. Duhaime.
Vote unanimously in favor.*

ADJOURNMENT

Chairman D. Marshall declared the meeting adjourned at 8:55 PM.

Respectfully submitted

Donna J. Fitzpatrick
Planning Coordinator