

**Official  
As of 5/5/08**

**HOOKSETT PLANNING BOARD MEETING  
MINUTES  
HOOKSETT MUNICIPAL BUILDING  
Monday, April 21, 2008**

**CALLED TO ORDER**

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

**ATTENDANCE**

Chairman D. Marshall, Town Administrator D. Jodoin, Y. Nahikian, R. Sullivan,  
D. Hemeon, R. Duhaime, D. Dreffs, B. Ehlers, J. Gryval, and J. McHugh.

Excused: Vice-Chair R. Guay and Town Council Rep. P. Rueppel

D. Tatem, Stantec Engineer, and Town Planner, Jo Ann Duffy representing the Town of Hooksett

**APPROVAL OF MINUTES – 4/07/08**

*B. Ehlers motioned to approve the public minutes of April 7, 2008 as submitted.*

*Seconded by R. Duhaime.*

*Vote unanimously in favor. J. McHugh abstained.*

**DISCUSSIONS**

- 1. REVOCATION OF SUBDIVISION APPROVAL – UNIVERSITY HEIGHTS PHASE II ( RSA 676:4 - a (b),(c),(e) )**  
Hooksett Road, Map 14, Lots 1-9

J. Duffy: The applicant is \$77,010 delinquent in Stantec fees to include fees to the Town highway, water precinct and sewer commission. There is also an additional \$10,000 escrow needed for future Stantec billings. A letter was sent to the owner(s) homes, April 3, 2008, for payment due the following week. On 4/21/08 @ 4:00PM, 3x checks were received to total \$90,518.33. Since the payment requirements were not met, I recommend we continue with a revocation hearing at the next Planning Board Meeting scheduled for May 5, 2008. The abutters and applicant will need to be notified.

D. Marshall: Do we have a motion to continue with the revocation hearing on 5/5/08?

*D. Dreffs motioned to continue with the revocation hearing on 5/5/08. Seconded by R. Sullivan.*

*Vote unanimously in favor.*

**2. RON LUCCI**

Merrimack Street, Map 9, Lots 67 and 68

Subdivision of Map 9, Lot 68 into two single-family lots and Map 9, Lot 67 into three lots; each having water frontage on the Merrimack River

Mark Degrace, Holden Engineering: This plan was presented to the Zoning Board of Adjustment on 4/8/08. The site was developed prior to the zoning ordinance. There is an existing building within the road right-a-way, and the lots are undersized at 32,670 sq ft. The minimum road frontage is 150ft. The ridge setback is 25 ft. The 9,700 sq ft lot is non-conforming. Mr. Lucci would like to subdivide lot.

D. Marshall: What are the 2 lots to the right on the map?

M. Degrace: It is 1 lot with 2 separate houses.

R. Duhaime: What is the slope?

M. Degrace: The slope is very steep.

D. Marshall: The 2 lots across the street on the plan are noted for parking only not for housing.

M. Degrace: Yes, the 2 lots will not be developed.

D. Marshall: What is the purpose of the barn on the lot to the left; storage only?

Ron Lucci: I store cars in the barn.

R. Sullivan: What is the future site development?

M. Degrace: It is residential now.

R. Sullivan: The parking is across the street and the residents walk across to their homes?

R. Lucci: The people on Granite Street have no parking and also use my lot.

R. Duhaime: There is an existing building that sticks out on the road. This is a safety issue due to a blind spot.

R. Lucci: I am limited on the lot line due to the existing building.

R. Sullivan: The road is owned by the State.

M. Degrace: There is a scheduled site walk with the ZBA on 4/28/08 @ 5:00pm (meet at the red barn).

D. Marshall: Do we have any members who can attend the site walk?

R. Sullivan, R. Duhaime, J. Gryval, and Jo Anne McHugh will attend site walk.

*Continued to May 5, 2008.*

**CONTINUANCE OF WAIVER**

**3. MANCHESTER SAND & GRAVEL (MSG)**

Hooksett Road, Map 3, Lots 1 through 11, 17, 19 through 24, 26

Map 14, Lots 2, 3, 4, 5

Waiver requests for design speed limit, intersection sight distance for driveways, driveway grading, driveway radii and width, and minimum buildable area requirements.

D. Tatem: The Village design waiver, MUD 5, has no regulations for the lot size, and the road design for a compact area. This is a minimal buildable area. There is no exception to the waivers and they should be presented before the board.

David Campbell, MSG Attorney: There are 4 waivers for the Village area tonight. The MUD 5 urban districts have no real regulations. There are no giant driveways on these small lots. The driveways have 1-2% grades. The roadways are designed for 25 mph. ASHDO (American Standards for Highway Design) states roadways under 400 trips per day can be designed for 25 mph. We are appearing before the Town Council on Wednesday for the 25 mph roadway design. There are 72 houses in this area. The Police Chief is in favor of this speed limit.

J. Duffy: The wetland permit was issued. The developer will pay \$10,000 for the management of the conservation land. The Conservation Commission has asked the developer to create a conservation management plan. If we are granting waivers, could we have assistance from the developer with the management plan?

D. Campbell: We can assist the Conservation Commission with the conservation management plan.

R. Duhaime: What is the minimum buildable area?

Ron Corriveau, MSG: Since the lot size has been reduced to 9,000 sq ft, Article 5A does not apply for minimum buildable area.

D. Tatem: 75 x 100 is the buildable area. This site has no wetlands; therefore this calculation does not apply.

R. Corriveau: This is a proportional design for dropping the speed limit to 25 mph.

D. Campbell: The Highway Dept. reviewed the speed limit design and is supportive.

J. McHugh: Is 25 mph a reasonable speed limit? Would 30mph be more reasonable?

D. Campbell: Many subdivisions in Hooksett have a 25 mph speed limit.

R. Corriveau: The roadways and speed limit design presented tonight are specific to the Village area only, not for the rest of the Head's Pond development.

D. Campbell: The home for the Village will be 2,500 sq ft.

B. Ehlers: What is the speed limit leading up to the 25 mph?

R. Corriveau: The speed limit is 30-35 mph leading up to the 25 mph.

D. Marshall: Four (4) waiver requests submitted and read into the record.

D. Marshall: Do we have a motion to grant each of the four waivers?

***R. Sullivan motioned to grant waiver #1 for the entire Head's Pond Development to use a 5-foot driveway radii vs. the Town regulations requirement of a minimum of 15 feet and a maximum of 25 feet; waiver also to allow a driveway width at the street of 30 feet in the Village District, and a width of 24 feet in the balance of the development.***

***Seconded by R. Duhaime.***

***Vote unanimously in favor.***

***R. Sullivan motioned to grant waiver #2 for the driveway grading to be used for the Village District (Head's Point). Seconded by D. Dreffs.***

***Vote unanimously in favor.***

***R. Sullivan motioned to grant waiver #3 for the speed design of 25 mph vs. Town regulations requirement of 30-35 mph. Seconded by R. Duhaime.***

***Vote unanimously in favor.***

***R. Sullivan motioned to grant waiver #4 for the need to qualify lots, perform building calculations, and show a 75' x 100' box for building locations not to provide such information on single-family lots in the Village District. Seconded by J. Gryval.***

***Vote unanimously in favor.***

### **HEAD'S POND UPDATE**

D. Campbell: Russ Thibeault used old calculations for impact fees for Head's Pond.

J. McHugh: The current kindergarten & pre-school calculations by Bruce Mayberry are for ½ students, not full-time students.

R. Thibeault: I will provide new impact fees with a full report to clarify.

J. McHugh: If kindergarten becomes full-time, calculations would need to be adjusted.

D. Campbell: We are having continued discussions with the School Board for school land.

J. McHugh: There will be a meeting with the School Board on May 5, 2008, 6:00-7:00pm at the Hooksett Memorial School library for further discussion on a school site.

D. Marshall: If the school land is not resolved, the Head's Pond project should be placed on hold.

D. Campbell: The wetland permit has been granted by the State. The environmental review is progressing with the Town. We have finished the traffic review.

D. Tatem: The roadway alignment and geometry are in process.

D. Campbell: We are requesting a 120 day extension.

D. Marshall: Do we have a motion to grant a 120 day extension from March 3, 2008?

***R. Sullivan motioned to grant a 120 day extension from March 3, 2008. Seconded by R. Duhaime.***

***Vote unanimously in favor.***

R. Sullivan: What is the red line on the map? A possible by-pass road?

D. Campbell: This runs through the parcel to be deeded to the Town.

J. McHugh: What is the new date with the 120 day extension?

D. Tatem: July 2008.

#### **COMPLETENESS HEARINGS**

- 4. TONY ACORACE – PENNICHUCK EAST UTILITY (08-15)**  
16 Springer Road, Map 5, Lot 116  
WESCO Booster Station Replacement

D. Tatem: This plan is complete.

D. Marshall: Do we have a motion to find this plan complete?

***D. Dreffs motioned to find the plan complete. Seconded by J. Gryval.***  
***Vote unanimously in favor.***

D. Marshall: Do we have a motion to change the public hearing date from May 19, 2008 to May 5, 2008 and renotify the abutters?

***J. Gryval motioned to change the public hearing date from May 19, 2008 to May 5, 2008 and renotify the abutters. Seconded by R. Duhaime.  
Vote unanimously in favor.***

**5. WAL-MART (08-16)**

Rte 3-A & Bemis Road, Map 37, Lot 43

Revised Site Plan – reduce store size from 224,140 sq ft to 162,639 sq ft

D. Tatem: This plan is complete.

J. Duffy: This plan is complete.

D. Marshall: The Wal-Mart store is reduced.

R. Sullivan: I do not like the aesthetics.

D. Tatem: I recommend the applicant present the last plan to compare to this revised plan for aesthetics.

Amy Manzelli, Attorney at Sulloway and Hollis: The architect will present the last plan. There will be a Planning Board Public Meeting on these updates on May 19, 2008.

Emi Gwin, Architect at WPIIDC: Presented and compared the previous plan to this revised plan for aesthetics.

R. Sullivan: The original aesthetic plan was busy and the symmetry broke that down. This new plan does not have symmetry. Keeping blocks with the reduced size of the building does not work.

E. Gwin: We wanted to carry over the original design. Some of the symmetry that is missing can be resolved. The gated area changes how the dimensions are spaced out. The linear frontage has changed. In the previous elevation, the garden center was to the side and now the new plan has the garden center towards the front.

Y. Nahikian: Why haven't the Planning Board's recommendations from their last review been included in this new design to include the windows and columns.

E. Gwin: We wanted to keep the continuity of the design.

Y. Nahikian: The 5 elements were proportioned before. Now that the store size is smaller, the 2 biggest elements are in the smaller side of the building with a huge empty "unattractive" garden center. The garden center should not be in the front of the building.

R. Sullivan: We could want to attract people to the garden center. The current plan for the garden center is not attractive.

J. McHugh: The beauty of the prior plan was that it delineated each center. Are there other Wal-Mart stores that look like this?

E. Gwin: This is Hooksett's own design and it does not resemble another store.

J. McHugh: I like the Epping store design. The Epping Store character is no longer in this new plan.

R. Sullivan: What is the new structure, concrete graded area, on the left side?

E. Gwin: This area is for compressors. The compressors were on the East elevation, now in the plan on the West elevation. The garden center is now "Outdoor Living".

Y. Nahikian: I recommend scaling down the elements and hiding the compressor.

E. Gwin: The compressor is actually farther back from the parking lot than it appears on the plan.

R. Duhaime: Landscaping is needed to break-up the façade.

Steve Decorsey, Bohler Engineering: A grading change will be presented to the Planning Board on May 19, 2008.

J. McHugh: What is the size of the existing Hooksett Wal-Mart?

A. Manzelli: I will provide the existing Hooksett Wal-Mart size to the Town Planner.

S. DeCorsey: Presented the before and after plan. The building was shrunk from the back and one side. There are fewer parking spaces that meet the ratio code. There is now more green space.

R. Duhaime: It is a commercial entrance and we should be going green with landscaping. Narrow islands less than car length. Break up façade with landscaping.

R. Sullivan: This new plan is a sizeable change in the footprint. Does this change the impact fees?

D. Marshall: The impact fees stay the same.

A. Manzelli: The wetlands and highway fees are staying the same.

D. Marshall: Before the Planning Board Meeting on May 19, 2008, R. Duhaime to review the landscaping update with Wal-Mart and Y. Nahikian to review the new façade with Wal-Mart. There is no need to go back for a Technical Review Committee Meeting.

Y. Nahikian: The Outdoor Living is creating a disproportioned area. Could the previous layout be included in a revised plan?

E. Gwin: With a smaller garden center, there are no longer angles. Now there is open air.

Y. Nahikian: I suggest no set back for the garden center.

D. Marshall: Do we have a motion to find the plan complete?

***R. Sullivan motioned to find the plan complete. Seconded by R. Duhaime.  
Vote unanimously in favor.***

### **COMPLETENESS AND PUBLIC HEARINGS**

- 6. RK ASSOCIATES – K-Mart Plaza (07-30)**  
1271 Hooksett Road, Map 31, Lot 2  
Site Improvement – parking lot & drainage

J. Duffy: This plan was previously found incomplete in the Fall 2007. The site plan, waivers and CUP (conditional use permit) are needed.

D. Tatem: The plan is complete.

D. Marshall: Do we have a motion to find the plan complete?

***R. Sullivan motioned to find the plan complete. Seconded by J. Gryval.  
Vote unanimously in favor.***

Dave Baker, RK Associates: Presented an overview on the status of the project. We met with the Planning Board, are working closely with DOT, Army Corps of Engineers, and others. We are tracing the existing pipes. We want to beautify the site with traffic islands, green space, and landscaping. We are reviewing the Hooksett regulations for the new site lighting, landscaping, and redevelopment. There is a future Rte 3 DOT project. The drainage issue is for the catch basin under Rte 3 from Merchants to K-Mart to Benton Road. The drainage should handle a 100 yr. storm. There is a joint effort needed to address the drainage by the Town, Merchants, RK Plaza, and DOT. It is proposed for 2x 48" pipes at Dalton Brook. DOT stated a 5x8 box culvert is needed. We need to restore the stream channel. Today, Merchants 36" bypass pipe shows it is blocked when viewed by a camera. We need to consider the health & size of the existing pipe vs. the new drainage calculations. Benton Road and a new culvert are the first things that need to happen. The second item to complete is to obtain a wetland permit to enlarge the detention pond. We have been in contact with Merchants that they need to be presenting



their plans to the Town. I received a conditional letter from Stantec today and need time to address each item.

Lou Caron, LC Engineering: Presented footprint of flood 1 yr ago – Holly Berry, By-pass 28; foot of water in RK Associates' parking lot. The State only requested a 50 yr. storm design, however we completed a 100 yr. storm design. Dalton Brook is not changing. We are increasing the capacity of the 36" pipe to open the channel.

D. Tatem: Will the lot flooding be less with the proposed upgrades?

L. Caron: There will be slightly less flooding. However if no other neighbors provide their changes, the flooding will still happen.

D. Marshall: The East side of Rte 3 to Benton Road needs to be done over.

D. Baker: Merchants has hired TF Moran and we hope they will request upgrades to their site before the Planning Board. DOT has funds for the Rte 3 project. Benton Road upgrades are needed now.

D. Marshall: Tonight we should be addressing the RK Associates property only, knowing that they do not have control over Merchants, DOT and Benton Road.

D. Hemeon: Deb Brewster, TF Moran, is working with Merchants.

D. Tatem: Are there any issues with reducing the parking from the Planning Board?

D. Baker: We cannot provide standard size and number of parking spaces. We would have to request a waiver.

R. Sullivan: This 1970s plaza is in the performance zone, but we need a step up for Hooksett.

D. Tatem: The lighting is 10x better; waiver will be needed. The landscaping will have constraints. There are different ideas for the parking lot, landscaping, and lighting. There are significant waivers. We should discuss waivers one at a time. There is a proposed boxed culvert, and upgrades to the underground drainage and catch basins. The landscaping is in the performance zone. The lighting upgrade uniformity ratio should be 4 and it is at 3.7. The parking is now adequate for the current square footage, however the new isle widths and green space will reduce parking. This is a complete reconstruction of the parking lot. During construction, the tenants need to stay open. The intention is to build a retaining wall along Bypass 28. Holly Berry currently has 2x 28' and proposed for one 46'. The detention basin is to be expanded. The box culvert will allow more flow. Merchants also has drainage issues. L. Caron is to work closely with neighbors.

D. Marshall: The waiver requests were submitted and read into the record. These waivers are currently in paragraph form and need to be in a bullet format and numbered.

R. Duhaime, D. Tatem, Town Planner and D. Baker to meet prior to the next Planning Board meeting for further discussion.

*Continued to May 19, 2008.*

- 7. RONDEAU – ED WALTER (08-03)**  
1118 Hooksett Road, Map 41, Lot 92  
Site Improvement – parking delineation for vehicle displays

J. Duffy: This plan is incomplete.

*Continued to May 5, 2008.*

D. Marshall: Don Rondeau letter to withdraw approval for a Dunkin Donuts at 1118 Hooksett Road submitted and read into the record.

D. Marshall: Do we have a motion to withdraw the approval of a Dunkin Donuts at 1118 Hooksett Road?

***R. Sullivan motioned to withdraw the approval of a Dunkin Donuts at 1118 Hooksett Road. Seconded by B. Ehlers.  
Vote unanimously in favor.***

D. Marshall: The consignment plan for this site was never approved.

- 8. LEEDHAM PROPERTY LLC (08-17)**  
8 Lincoln Drive, Map 31, Lot 11-7  
Condominium Conversion

J. Duffy: Prior to 2005 this property was a duplex. In 2005, the applicant got approval for a condex with all areas in the common area. When the property went into foreclosure, the bank stated property was a duplex because it had the same owner for both sides. The new owner wants to change the common area to limit each side.

D. Marshall: Waiver requests were submitted and read into the record.

D. Marshall: Do we have a motion to grant the waivers?

***D. Hemeon motioned to grant the waivers. Seconded by R. Duhaime.  
Vote unanimously in favor.***

J. Duffy: This plan is complete with the following conditions:

- All review fees paid-in-full
- 2 Mylars, 11 paper copies
- Town attorney review and approve condominium declarations
- All waivers noted on plan

D. Marshall: Do we have a motion to find the plan complete?

***R. Duhaime motioned to find the plan complete. Seconded by B. Ehlers.  
Vote unanimously in favor.***

D. Marshall: Do we have a motion to approve the plan with J. Duffy conditions?

***R. Duhaime motioned to approve the plan with J. Duffy conditions. Seconded by J. Gryval.  
Vote unanimously in favor.***

### **CONTINUED PUBLIC HEARINGS**

#### **9. BEAVER BROOK DEVELOPMENT (07-28)**

Bypass 28 and Jacob Avenue, Map 49, lots 49 and 58 and Map 48, lot 26  
87 Lot Residential Cluster Housing Subdivision

J. Duffy: There are items outstanding from the March 17, 2008 Planning Board Meeting to include the conservation easement and a 50 ft right-a-way at Sophie Circle. The easement has been amended with no vehicular traffic in the land locked parcel. Applicant is returning to the May 2008 Conservation Commission Meeting. The Planning Board will need to agree with the outcome of the Conservation Commission and the Town Council will need to hold a hearing. Setbacks are needed for the stream; noted as 26-15 & 26-16 on plan. The Homeowner's Association Documents need to be received and reviewed by the Town Attorney. The street trees are an outstanding item. The applicant has agreed to pay \$28,000 vs. having a recreation area. Partial payment of the street sweeper has been made.

D. Tatem: There are several notes to be added to the new plan; see sheet #6.

R. Sullivan: The easement at Sophie Circle was originally accessed by landlock land; see note #18?

James Danis, Keach-Nordstrom: See note #16 for the Sophie Circle easement.

JR Ouellete: I have spoken with the abutter regarding access to his land.

Gregory Michael, Attorney at Wiggin & Nourie: The Homeowner Association documents have been submitted. The Conservation Commission wants an amended and restated easement.

J. Duffy: The Conservation Commission would need to review the easement and then submit it to the Town Council. We just received these updated plans and need time to review. The applicant will need an extension.

D. Marshall: Do we have a motion for an extension to June 16, 2008?

***B. Ehlers motioned to grant an extension to June 16, 2008. Seconded by J. Gryval. Vote unanimously in favor.***

***Continued to May 19, 2008.***

Scott Bussiere: What are the items left to review?

D. Marshall: The revised plans submitted tonight have not been reviewed and the condominium documents need to be finalized with the Town Attorney. The waivers were granted at the last Planning Board Meeting.

- 10. BROOKVIEW SR. HOUSING (07-29)**  
1631 Hooksett Road, Map 14, lot 32  
*Non-Residential Site Plan for 60 Unit 55+ Housing Development*

***Continued to May 19, 2008.***

- 11. FRANK MADZIARZ (07-32)**  
25 Jacob Avenue, Map 48, Lot 47  
Lot Line Adjustment and one (1) Lot Subdivision

D. Marshall: Letter from Vincent Winners, Attorney for Michael Pinard, submitted and read into the record. The developer's attorney is Mr. Cronin and the surveyor is Mr. Peloquin.

J. Duffy: The subdivision is still an issue. The lot line adjustment is resolved. The applicant will need an extension 8/6/2008 (past 65-day deadline) to June 2, 2008. Stantec needs to review the plan. Extended to June 2, 2008.

D. Marshall: Do we have a motion for an extension to June 2, 2008?

***R. Duhaime motioned to grant extension to June 2, 2008. Seconded by R. Sullivan. Vote unanimously in favor.***

**OTHER BUSINESS**

**NORTHVIEW CONDOMINIUMS (HARMONY PLACE)**

J. Duffy: Northview Condominiums (Harmony Place) is not vested. The applicant needs to complete the project by November 1, 2008.

Andrew Sullivan, Attorney: The Attorney General approval is needed. The infrastructure cannot be completed May thru November. We are requesting a one year extension for vesting.

D. Marshall: The regulations still apply for vesting even though there is an economic slowdown.

J. Duffy: There are new regulations for drainage and density changes.

A. Sullivan: What is the downside to granting the extension for vesting?

D. Marshall: Do we have a motion for the extension?

***R. Sullivan motioned to grant an extension for vesting. Seconded by R. Duhaime. Vote unanimously opposed.***

**COMMUNITIES IN CONSEQUENCES**

D. Marshall: Great material to read; 55+ communities are saturated.

J. Duffy: The Planning Board modified the cluster housing and this is on the ballot for May 13, 2008.

**SNHPC TRAINING**

Training scheduled for April 22, 2008.

**APPROVAL OF NON-PUBLIC MINUTES – 4/07/08**

***R. Sullivan motioned to approve the non-public minutes of April 7, 2008 as submitted. Seconded by R. Duhaime. Vote unanimously in favor. J. McHugh abstained.***

**ADJOURNMENT**

Chairman D. Marshall declared the meeting adjourned at 9:47 PM. The next Planning Board Meeting is scheduled for May 5, 2008 at the Hooksett Memorial School (Common Area).

Respectfully submitted

Donna J. Fitzpatrick  
Planning Coordinator