

**Official
As of 11/03/08**

**HOOKSETT PLANNING BOARD MEETING
MINUTES
HOOKSETT MUNICIPAL BUILDING
Monday, October 20, 2008**

CALLED TO ORDER

Chairman J. Gryval called the meeting to order at 7:03pm

ATTENDANCE

Chairman J. Gryval, Vice-Chair J. McHugh, Town Administrator D. Jodoin, Y. Nahikian, D. Marshall, R. Guay, M. Sorel, and R. Duhaime.

Excused: D. Hemeon, D. Dreffs, B. Ehlers, and Town Council Rep. P. Rueppel.

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

APPROVAL OF MINUTES OF 10/06/08

J. McHugh motioned to approve the minutes of 10/06/08. Seconded by D. Jodoin. Vote unanimously in favor. M. Sorel, R. Duhaime, and R. Guay abstained.

DISCUSSION

1. BEAVER BROOK DEVELOPMENT (06-18)

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

J. McHugh: I am sitting down from this application

Scott Bussiere: I went to the TRC 10/9/08 for comments from the Fire & Police Departments. I am now asking for a consensus from this Board on the phasing.

J. Gryval: The length of road for phase I is 4,500 ft. to where it is going to end.

J. Duffy: Deputy Fire Chief Hoisington preferred a temporary cul-de-sac vs. a hammerhead. Police Chief Agrafiotis stated that if Fire does not have problems, he doesn't have problems. You still need a waiver.

S. Bussiere: The ordinance has a max cul-de-sac length. I am not asking for a waiver. We are requesting to phase our project. Hammerheads and turn-arounds are on a temporary basis only. We went to head's of the departments at the TRC for their comments.

J. Gryval: The TRC asked for a cul-de-sac vs. a hammerhead.

J. Duffy: How long would this be a temporary?

R. Duhaime: Bonding?

S. Bussiere: Before pulling a building permit on phase I, we would bond for phase II.

R. Duhaime: If you have proof conditions are met, I don't see you need a waiver.

M. Sorel: Did the TRC request or require a cul-de-sac?

J. Gryval: They requested a cul-de-sac.

S. Bussiere: Deputy Fire Chief Hoisington requested the cul-de-sac.

J. Duffy: Dale stated when he has pulled a bond, he only gets .20 cents to the dollar. There is a potential that there would not be enough money to complete the roadway. A Letter of Credit (LOC) would be better.

S. Bussiere: If we went under, someone would be right behind us to pick up the project.

R. Duhaime: Would the bond cover improvements to Jacob Avenue?

J. Gryval: There would not be enough money for Jacob Avenue improvements.

D. Marshall: Dale has a real issue with pulling bonds. He thinks we should switch to LOCs. There is no guarantee someone else will pick-up this project. Does the ordinance provide for multiple choices (i.e. bonds and LOCs)?

J. Duffy: I checked with Bart, Town Attorney, about only accepting LOCs. He thought smaller developers would have a hard time getting LOCs. We should offer options.

J. Gryval: What is the length of the cul-de-sac?

S. Bussiere: 4,800 ft; no development in the first 1,800 ft.

D. Tatem: Stantec's opinion is a waiver is not needed if it is a phase. The intent of the ordinance is for a dead end road. Bonding is a reasonable approach.

J. Gryval: What is the Board's consensus for phasing this project with a cul-de-sac that has a hydrant every 500 ft?

Y. Nahikian: What is the elevation of the road?

S. Bussiere: 60-70 ft

Y. Nahikian: There is no way to connect?

S. Bussiere: No, the Board did not want traffic on Jacob Avenue and there are issues with DES.

J. Gryval: Let's take a straw vote from the Board. Who is in favor of phasing this project with a cul-de-sac that has a hydrant every 500 ft?

Straw vote = unanimously in favor of phasing project with a cul-de-sac that has a hydrant every 500 ft.

J. Duffy: You will need a public hearing for the phasing plan. We will need to renotify the abutters.

SPECIAL EXCEPTION

2. WAL-MART (08-37)

3 Commerce Drive, Map 37, Lot 43

Special exception from Article 14 Section B.3 for an amendment of special exception for outdoor sales in the Groundwater Resource Conservation District.

Amy Manzelli, Attorney @ Sulloway & Hollis: We are here for the special exception only. This is unrelated to the wastewater treatment plant. The Board previously granted outdoor sales in the parking field. We are merely relocating from one side to the other parking field.

J. Gryval: What was accepted at the special exception?

Steve DeCoursey, Bohler Engineering: Showed the new location for the outdoor sales in the parking field.

A. Manzelli: As a follow-up to the 10/9/08 TRC Meeting, we have coordinated a field trip on Tuesday, October 21st @ 3:30pm to a similar wastewater treatment facility site in Westford, MA; at a residential subdivision.

J. Gryval: This field trip was requested at the TRC for concerns with potential odor or noise.

J. McHugh: If this is residential and this application is for a store, what is the comparative?

A. Manzelli: The Westford, MA site is similar in size, and technology. This site is 7 yrs old, ours will be brand new. The facility is part of the clubhouse within the subdivision.

J. McHugh: Is the treatment similar?

A. Manzelli: This site treats 2x the volume our Wal-Mart facility will treat.

***D. Marshall motioned to grant the special exception to relocate the outdoor sales area in the parking field. Seconded by R. Duhaime.
Vote unanimously in favor.***

CONTINUED PUBLIC HEARING

- 3. SANDRA NOLET (08-33)**
30 Morrill Road, Map 40, Lots 2 & 3
Consolidate lots 2 & 3 and then subdivide into two lots

J. McHugh: I am stepping down from this application.

Don Duval, Duval Survey, Inc.: We went before the ZBA twice. We are here tonight for an approval. At the last meeting, the Planning Board asked for sheet 4 to show the existing septic within 200' of the parcel. The State requires the 4K or to approve a septic design. I think the drainage is satisfactory. In my last e-mail, I rewrote note #19 to show 25' in the 4K area; I removed all notations of the 4K area). I believe all issues are taken care of.

J. Duffy: For the drainage study for the house close to the roadway, if they chose the house lot way in the back, this could change and cause issues with drainage. I recommend a conditional approval that the house needs to be located within the 75 x 100 ft buildable area OR provide a new drainage report prior to the building permit being issued.

J. Gryval: No other issues Jo Ann?

J. Duffy: Last Thursday, we were still missing drainage information and the subdivision approval. My comments have now been updated to show these have been received.

Y. Nahikian: The existing house has no garage, and has two curb cuts? Are they not intending to put a garage?

D. Duval: No, either a driveway to a garage or drive under? This would be within the regulations; maximum 10%.

Y. Nahikian: Who makes sure this does not happen for the driveway?

D. Tatem: The CEO would check this when he inspects the footings.

R. Guay motioned to approve plan conditional:

- All review fees are paid-in-full
- \$25.00 LCHIP check payable to Merrimack County Registry of Deeds is submitted to the Planning Dept.
- 2 mylars, 11 paper copies (22x34), 1 paper copy (11x17) and 1 digital
- All outstanding comments from Stantec are addressed to Stantec's satisfaction
- The house needs to be located within the 75 x 100 ft buildable area OR provide a new drainage report prior to the building permit being issued
- All waivers noted on plan
- Note on plan "Approval of this plan shall expire three (3) years from the date of the Planning Board approval, as recorded in the Planning Board Minutes, unless the right to develop has vested."

Seconded by M. Sorel.

Vote unanimously in favor.

OTHER BUSINESS

Hooksett School District and Manchester, Sand, Gravel & Cement

J. McHugh: I am providing an update to the School Committee Researching a High School Site. Several site walks were completed. The issue with the University Heights' easement. I asked D. Jodoin, Town Administrator, for an interpretation of language in the easement. There appears to be no real issue. At their October 1st meeting, the Conservation Commission motioned for a letter to DES in favor of relocating the easement, if necessary.

Planning Board Representative to the Conservation Commission

R. Guay: In my role as Planning Board Vice-Chair, I represented the Board at the Conservation Commission meetings. Should I continue to attend?

J. Gryval: Yes. R. Guay will continue representing the Planning Board at the Conservation Commission Meetings.

Carports – Fire Dept.

M. Sorel: Oakbrook Condominiums in Manchester, NH has a good design for carports. Did the Fire Department reply why they do not prefer carports in Hooksett?

J. Duffy: The engineer for Harmony Place application was going to contact the Fire Department for their comments.

CIP Committee

J. Duffy: We only have three (3) members for the CIP Committee. We still need more.

J. McHugh: Perhaps you can check with Dana Argo.

SNHPC Focus Group

J. Duffy: Only three (3) Hooksett businesses showed up.

J. Gryval: The group discussed how abutters can hold-up projects.

J. Duffy: For the next two (2) Mondays, business owners in Hooksett can complete surveys and have discussions on how the Town can help their businesses.

J. McHugh: These focus groups are for existing businesses. I thought it would be for new businesses.

J. Gryval: Once we approve a plan, it should be completed that way.

J. Duffy: Applicants stated they come to a Planning Board Meeting, receive and address the Board comments. Then, they come back again with their revised plans, and the Board has a whole set of new comments. They would like all comments at once. They also need to understand this Board is made-up of volunteers. All members of the Board are not always at all the meetings relevant to the same project.

J. McHugh: Brookview Sr. Housing is an example of an applicant coming back to the Board often.

J. Duffy: A recent example of a Stantec site plan review is Holden Engineering for Faulkners. Dan completed has 9 pgs (90) comments.

D. Tatem: I have provided Holden's with my comments.

Y. Nahikian: Maybe we should have a condition by the Board that if there are more than 15 comments, Stantec does not continue their review.

D. Marshall: The engineering firms bid a job. When they send a set of plans that meets requirements, then we will review.

D. Tatem: If we come up with new comments, it is because it is a new plan.

J. Gryval: It is the engineering company, not the Planning Board who is making the rework to the applicant.

J. Duffy: The developers are not aware the engineers are making errors.

J. Gryval: We have to make sure plans are completed properly in Town.

J. Duffy: The owners don't see Stantec's plan review comments.

Y. Nahikian: Why don't we send Stantec comments to the owner/applicant?

D. Tatem: I can start sending the owner/applicant my comments.

ADJOURNMENT

*R. Guay motioned to adjourn at 7:55pm, seconded by J. McHugh.
Vote unanimously in favor.*

ADJOURNMENT

Chairman J. Gryval declared the meeting adjourned at 7:55 PM. The next meeting is scheduled for Monday, November 3, 2008 at 35 Main Street, Hooksett, NH Town Hall Chambers (room 105).

Respectfully submitted,

Donna J. Fitzpatrick
Planning Coordinator