

**Official
As of 12/01/08**

**HOOKSETT PLANNING BOARD MEETING
MINUTES
HOOKSETT MUNICIPAL BUILDING
Monday, November 24, 2008**

CALLED TO ORDER

Chair J. Gryval called the meeting to order at 7:10pm

ATTENDANCE

Chairman J. Gryval, Vice-Chair J. McHugh, D. Marshall, R. Guay, M. Sorel, R. Duhaime, D. Hemeon, D. Dreffs, B. Ehlers, and Town Council Rep. P. Rueppel.

Excused: Town Administrator.

Absent: Y. Nahikian

Town Planner, Jo Ann Duffy representing the Town of Hooksett

APPROVAL OF MINUTES OF 11/17/08

D. Dreffs motioned to approve the minutes of 11/17/08. Seconded by R. Guay. Vote unanimously in favor. J. McHugh abstained.

CONTINUED PUBLIC HEARING

BROOKVIEW SR. HOUSING (07-29)

1631 Hooksett Road, Map 14, Lot 32

Revised residential site plan for a proposed 3-story residential structure, with parking underneath, which will contain 42 2-bedroom units of older person housing.

George Chadwick, Keach-Nordstrom: We agreed to meet today so that Stantec's Hydrologist can present to the Board and the Board can ask questions.

J. Gryval: Tonight we have Bruce Cox, Stantec Hydrologist, and Rene LaBranche, Stantec Sr. Associate.

R. LaBranche: Provided an overview of the area to include: Rte 3, University Heights, Brookview Sr. Housing, Beachesne Development, Harmony Place, and Granite Heights. We were asked to look at a couple of different things. Brookview Sr. Housing is creating a detention basin and the question is if this will create or add to the water issues at the Beachesne development. I have been asking if the storm water submitted by Keach is paved. George, I don't believe this is in your calculations. I don't believe other cut areas are in Keach's numbers. We also did a site walk. There is a 30" pipe under Rte 3. This should go into a 24" pipe, then into the roadway. On Morgan Drive, a 24" pipe connects to the same

24" pipe from the Pleasantview area into a 30" pipe. A couple of storm events caused the localized flooding.

B. Cox: Rene and I have gone over things. I do not have any detailed information on the Beauchesne development. The report I looked at was for the Brookview Sr. Housing development only. I have not looked at the Harmony Place development. Rene noted the calculations do not include the impervious and cleared areas. We realize it is not directly on your project, but down below there is a culvert. It is already in bad shape. I have looked at the roof run-off, and the subsurface disposable system. Topographically, the site is somewhat higher. I do not have all the soil information, and I have not walked site. However, the water will in deed seep into the ground. Groundwater recharge is minimal. The impact to the downstream development, you will probably not even know it. When did this start?

R. LaBranche: Fall 2005, significant changes in this area.

J. Gryval: We will take comments from the Board. When we open to the public, we ask you to raise your hand, then come to the podium when called.

D. Hemeon: The water will go into the infiltration system, then it will recharge into the wetland.

B. Cox: It will discharge at a slow rate into wetland.

D. Hemeon: Then drain into the system.

B. Cox: By the time the water enters into ground, it is after the storm peak event. There will be water in the wetland.

D. Hemeon: Does the wetland have an area for storage?

B. Cox: There is potential to have storage in the wetland. The existing culvert would need to be retrofitted.

R. LaBranche: The deficiency in the Beauchsene area is from other developments (i.e. Harmony Place). A suggestion is the 18" pipe combined with the 24" pipe under Rte 3. The University Heights hay bails let go during one storm event causing localized flooding.

G. Chadwick: I agree your suggestion is a possible solution. It is a State pipe and they will decide what we can and cannot do with it. The State does not like wetlands as a detention basin. If the Town could assist us with the State, maybe the State would favor the wetlands as a detention basin.

R. LaBranche: This may not require a Wetlands Permit.

R. Guay: To simplify the question, I am on Thompson Ave. within this area. With the site partially cleared, a lot of water runs off. With the treatment proposed, will the water issues as the Beauchesne development heighten, lessen, or remain the same? Reply in a laymen's assessment.

B. Cox: There is a decrease in peak discharge at the highest flow rate downstream for all storms. In addition, calculations show each model storm event (with the exception of a 2 yr storm), would be a decrease with smaller volumes.

R. Guay: Problems are not from this site in particular, but from other developments. I think this developer is doing everything they can. I think the issue is upstream.

B. Cox: As for the groundwater, I am not sure where it is coming from. The surface water, in my opinion, will have no increase.

R. Guay: Worst case, water issues will remain the same. Best case, it could get a little better.

R. LaBranche: You have a bad situation down stream. This project is not going to make it better.

J. McHugh: In listening to this conversation, you have not had an opportunity to look at all the areas. It has been a narrow review.

B. Cox: I have only reviewed the Drainage Study from Keach-Nordstrom on the Brookview Sr. Housing development.

J. McHugh: The drainage pipe is going into a 24" pipe; that in itself is a problem. We don't know all the issues in the Beauchesne area. And we have another development, Harmony Place. We have to look at this issue as a whole area. You talk about a 2 yr storm, however NH has had more like 50 yr storms. I would be more inclined to have the whole area studied, before we go forward. We need to expand scope of information.

R. Duhaime: The black line is the area of water, what is in the middle?

B. Cox: Referred to aerial map.

R. Duhaime: For the drainage calculations, it normally has an open area with no wetlands. Does your plan make it cheaper?

G. Chadwick: An above ground system is cheaper than putting the system under the parking lot. If I had an opportunity to put in, I would have looked into it. This is an upland area.

R. Duhaime: You are another tributary into the wetland. You had to put this system. There was no way to put an underground system.

R. LaBranche: Your regulation request some decrease.

G. Chadwick: I never wanted to put this size detention.

R. Duhaime: Could he have decreased the detention with an underground system?

B. Cox: I could not say how much of a decrease.

G. Chadwick: It will percolate back into the ground.

R. Duhaime: Some of drainage is under the detention pond. By me, it drains into the leach field. In this location, can this be done?

R. LaBranche: There is a detention on site.

G. Chadwick: There are chambers underground that retain the water. I could not say how much at this time. This system retains 2, 10, 25 and 100 yr storms. A 100 yr storm is approximately 30 CFS (cubic foot per second). It is a decrease in rate as a result.

D. Hemeon: How many gallons does the system hold?

G. Chadwick: Pre 19.53 acre feet, and post 19.40 acre feet.

R. Duhaime: Is there any way you can figure out what the system will hold? Approximately 10,000 gallons?

Open Public Hearing

Pete Farwell, 24 Granite Drive: Thank you for your consideration. I am overwhelmed by some of these numbers. My question is, the map, can you tell the next effect of all these individual projects? This project may be fine, but if you add the project behind Mt. St. Mary's, and Granite Heights, can you give us, or a study be done, of the next effect of all of these projects? We don't want to be back here in a few months. Separately, each development may be OK, but if you look at the slope, it seems all comes down into Beaufort. What can a Hydrologist do with a reasonable amount of money?

B. Cox: Compliance is at the property line for peak runoff. Each project is looked at individually. I agree a little runoff from here, a little runoff from there, added together can make a difference. Conceivable developments can add to one another. The Board can only address the regulations, and I don't think you can look at a macro scale.

J. Gryval: You can't look at these other developers who have already been approved.

P. Farwell: Don't you have an obligation? Can't you cease and desist?

J. Gryval: On these two applications?

P. Farwell: How much can we get from Granite Heights?

J. Gryval: We can't go back to Granite Heights and ask them to pay. We are going to study this whole hill.

R. LaBranche: One thing that didn't happen with Granite Heights is site compliance monitoring. That would happen with this project to make sure what is approved gets built. There is also a sequence phase controlled. The other thing we are doing, we have a contract with the Town to start mapping drainage in the Town. We can make this development the first step.

J. McHugh: Wouldn't this give us the deficiencies in the Beauchesne area.

R. LaBranche: We don't know what they built at Granite Heights. We would map this area.

J. Gryval: My understanding is that the Town contract money is for the mapping only.

J. McHugh: How much for the study?

R. LaBranche: Approximately \$5,000-\$10,000.

B. Cox: I would say on the higher end.

Frank Lee, 3 Albert Ave: I have been in my house for 22 yrs. Each year, the water issue gets worse and worse and worse. With Granite Heights, it really got out of hand. We are stuck now. The way the market is now, we can't sell our houses. I find it hard to believe that the limited study you have done, results in no water in our development. All we know is water comes down the slope during storms. No matter what studies show, we are going to get a big storm and we are going to get wet. They are predicting tomorrow 3+ inches of rain. Can your calculations state the water issues? It has impacted the aquifer. We are in our basements with sub pumps. Every time we get a rainstorm, it is water city.

J. Gryval: That is what we are here for. We are researching.

F. Lee: If the State wants to come in and cap off and send water to the sewer system that would help. Other than that, no matter how you want to retain it, it comes into our yards. We got burnt in 2005. Now someone else is going to disturb the aquifer. Who knows how many projects are in line.

J. Gryval: Hopefully, that will be taken care of.

Lisa Miller, 2 Morgan Drive: I haven't learned a lot about pipe in my neighborhood. DOT owns some pipes. Is it possible to get them into the fold here, instead of the developers only working their magic on the surface?

J. Gryval: I don't see why not, Dale?

D. Hemeon: In the past, DOT was part of the problem. Once water leaves their pipe, it now becomes my problem. We would have to ask them. That's what I was doing today, checking out the pipes; 40"x40" box culvert, Rte 3 24" pipe, Beauchesne by Kennedy 24" pipe. Now, these are all 24" pipes. The pipes are at capacity. Unless we slow the water down and get rid of it, we will have problems.

Jane Ferguson, 8 Short Ave: Groundwater, Willis house and Bugler house?

D. Hemeon: Water off Rte 3.

J. Ferguson: Before you replaced it, there was a little bit of water. Now there are areas 2-3 ft deep with water. That concerns me. I am the original owner of my house, and have wall-to-wall carpeting in the basement with important documents under the stairs. I was away and my daughter checked the house. When she opened the garage door, she drove into water. Water is building up under the basement; groundwater. Something has disturbed the groundwater.

D. Hemeon: My mother lives in this area for 40 years and has always had water. The right side of the road, cellars drain to a culvert pipe. Now the left side of the road has water issues. Cellar drains should not go to a culvert pipe. If it backs up, you will have a lot of water. The Beauchesne subdivision is all clay. At Beauchesne and Short Ave, Short Ave drains get plugged and start perking up and go into cellars.

D. Dreffs: Rene and Bruce, the big picture like Mr. Farwell said, what would be the ideal solution?

B. Cox: It would be reasonable to do a drainage analysis on the whole area. A lot of drainage information would have to be pulled together. Calculations as now, show no increase at the property line.

J. Ferguson: I asked for a mission statement for Planning Board. Read the "Purpose" into the record (Development Regulations, Part I General Development Regulations, Section 3. You do have a mandate to help us.

J. Gryval: We do have a mandate, and that is why we are here.

P. Rueppel: Is there a map when the Beauchesne development was originally developed?

D. Hemeon: We are going into every manhole and measuring pipes. By next week, we should be done. I have been cleaning catch basins out. I can't guarantee where they all go.

P. Rueppel: Are there maps archived somewhere?

D. Marshall: It was built in the mid 1960's. The Subdivision Regulations went into effect in 1967.

J. McHugh: Picking up where Pat started, I think the study of the manholes is a good start. Additionally, there is Bruce and Rene's area wide analysis, and Rene's drainage mapping. What are we talking about for time?

R. LaBranche: Two (2) weeks to complete the drainage maps of this area.

J. McHugh: You need information for Bruce Cox to analyze; \$5,000-\$10,000 for the drainage study.

Paul Loiselle, 118 West River Road: From what I am hearing tonight, we need a complete study East of Rte 3 all the way to the Merrimack River. If not addressed as a whole, I can't see how to piecemeal. The first step is to get a formal quote to the Town Council. The Town to look at for safety of all concerned.

M. Sorel: The intersection of Rte 3 and Main Street, North to the intersection of Rte 3 and University Drive, how many and what size culverts and where are they?

R. LaBranche: I asked DOT if they were mapping for storm water, and I heard they weren't.

M. Sorel: Does DOT have this information?

R. LaBranche: I can call DOT.

D. Hemeon: I have District 5's phone #.

Jenn McCourt: I am the other engineer for the other development, Harmony Place. Between Keach-Nordstrom and myself, we have culverts. On the South side of us, there is a catch basin system toward Main Street down hill.

G. Chadwick: There is a 30" pipe North of us, then 24" then 15".

J. McCourt: There is an enclosed system that goes South.

G. Chadwick: There are a total of four (4) culverts.

J. McCourt: We offered to go down into Beauchesne. We found some 8" pipe out letting. Yes the original plans would be great, however the pipes have been manipulated. The last 3 yrs have been the wettest time over 100 yrs. If we are not careful, Brookview Sr. Housing and Harmony Place may be holding back water. This could cause more damage if they merge and let go. I think doing this area wide drainage study, and mapping where all the pipes go is helpful. It is three (3) ways between Harmony Place, Brookview Sr. Housing, and the Town.

J. Gryval: When will the study get completed?

P. Rueppel: Planning Board Chair and Vice-Chair need to request to get on the agenda for the December 3rd Town Council Meeting. Have some of these people from the Beauchesne development show up. We must find money for a complete study. We have a default budget this year.

Mary Farwell, 24 Grant Drive: From a process standpoint, can we ask you to hold up final approval on the Brookview Sr. Housing development until the study is complete. We need to fast track this. If we give approvals here and there, it will be too late.

J. Gryval: The Board will vote tonight how they want to handle it.

Vincent Lembo, 56 Main Street: At last meeting, I questioned whether the developer can put up a Bond to fix future water issues. I believe J. Duffy was to research this.

J. Duffy: I wasn't aware I had to look into this; I can.

J. McHugh: Not in the regulations.

Michelle West, 5 Morgan Drive: It may not be this gentlemen's project causing the problems. I also heard there was no regulation for oversight? Is there anyway to find out now, if the other projects built as what they were approved? If they received a permit for a specific design and they didn't complete it that way, they should have consequences.

D. Hemeon: If they showed detention ponds on the plan, that is the only way we could check.

M. West: How long was Granite Heights built?

D. Hemeon; Granite Heights has a number of units grandfathered. Whatever plans we have, they have to build them that way or we could pull their approval.

P. Rueppel: Wasn't Granite Hills approved in the 1980's, then grandfathered?

R. Guay: If there is a pond on the plan, then the developer has to complete it.

R. LaBranche: Our intent is to look at plans for Granite Heights.

Henry Yee, 1629 Hooksett Road: The concern for water runoff is from the Southern driveway and crosses over Rte 3 into the Beauchesne development. I know there is a lot of clay. Are they blasting at the Brookview Sr. Housing site or other areas? If yes, they can alter the route to the groundwater course. Given my proximity, blasting can affect my foundation. My neighbor has had issues.

R. LaBranche: If there is rock, a pre-blast survey needs to be done.

G. Chadwick: I believe there is some rock, to what extent I do not know.

J. McCourt: There is some rock up above.

R. Guay: It could be a natural geological event to cause the water problems.

J. Gryval: If blasting, they will come out.

P. Rueppel: Bruce, is it safe to say that this study can be done for around \$10,000?

B. Cox: I will say yes.

R. Duhaime: Bruce and Rene stated a peak runoff issue, not just groundwater. I think they were trying to address another way to mitigate the problem. I feel somewhat taken back, a few years ago we would have liked to hear from the Beauchesne development. I still want to make sure we try to get in contact with someone from the State. It takes a long time to get DOT information. George, can you work with Rene and Bruce on this?

R. LaBranche: It would be nice if we can work with Pam Mitchell at DOT and Dale to review the plans together vs. just a phone call.

P. Rueppel: Jennifer, you are representing Harmony Place. Would you like to come in and help us with this drainage study?

Sonny Sell, owner - Harmony Place: I will contribute a 1/3 of the cost for the study.

M. Farwell: Should we have known about this years ago, we would have been here sooner. We were not notified as abutters. I believe you would like the residents to be involved sooner.

J. Gryval: If you have a spokesperson for your development, give the contact information to Jo Ann Duffy and you can be added as an abutter notification.

Nancy VanScoy, Town Council Member: I was invited by constituents and a member of the Town Council. What is the expected outcome to this study? How do we expect it to benefit our community? Before any study, these questions need to be considered.

J. Gryval: No further comments, leave public hearing open. Need mapping done with the contracted funding.

J. Duffy: I would extend this applicant again.

P. Rueppel: How long, 90 days?

J. Duffy: 60 days.

P. Rueppel motioned to extend applicant for 60 days. Seconded by J. McHugh.

G. Chadwick: 60 days may be too long.

***D. Hemeon motioned to withdraw previous 60 day extension. Seconded by P. Rueppel.
Vote unanimously in favor.***

G. Chadwick: We need to ask for an extension to the next Planning Board meeting on December 1, 2008.

***P. Rueppel motioned to extend applicant to December 1, 2008. Seconded by J. McHugh.
Vote unanimously in favor.***

***R. Duhaime motioned for NHDOT comments to drainage in the Beauchesne development
and area developments. Seconded by D. Dreffs.
Vote unanimously in favor.***

***R. Duhaime motioned to continue application to December 1, 2008. Seconded by D.
Hemeon.
Vote unanimously in favor.***

CONTINUED TO DECEMBER 1, 2008.

OTHER BUSINESS

None.

***R. Guay motioned to adjourn at 8:30pm. Seconded by J. McHugh.
Vote unanimously in favor.***

ADJOURNMENT

Chair J. Gryval declared the meeting adjourned at 8:30pm. The next meeting is scheduled for Monday, December 1, 2008 at 35 Main Street, Hooksett, NH Town Hall Chambers (room 105).

Respectfully submitted,

Donna J. Fitzpatrick
Planning Coordinator