

**Official
As of 02/09/09**

**HOOKSETT PLANNING BOARD
MEETING MINUTES
HOOKSETT PUBLIC LIBRARY
Monday, December 15, 2008**

CALLED TO ORDER

Chair J. Gryval called the meeting to order at 7:05pm

ATTENDANCE

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

Excused: Town Administrator.

Absent: Y. Nahikian.

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

APPROVAL OF MINUTES OF 12/01/08

J. McHugh motioned to approve the minutes of 12/01/08 with edits. Seconded by P. Rueppel.

Vote unanimously in favor.

Note: Minutes of 12-8-08 to be motioned at 1-12-09 Planning Board Meeting.

DISCUSSION

- 1. ALTERNATIVE ENERGY PROJECT – RAIL SYSTEM
Nicholas Coates & Mark Richardson, CEO of Orbial, Inc.**

Continued to January 12, 2009.

CIP

- 2. CIP COMMITTEE PRESENTATION 2009-2010**

R. Duhaime: We have a Budget Committee member on this year's CIP Committee who is trying to discourage lease option vs. purchase. Thus, the numbers were changed or deleted. We felt leasing is great for the leasing company, but in this economy it doesn't make sense for us to keep leasing. Right across the board, lease options were adjusted accordingly.

D. Hemeon: I agree with you. The reason last year to lease was because the budget was at 2%.

R. Duhaime: Some recommendations were to purchase and others were to lease. The decision was made by the Council.

J. Gryval: We can go through the CIP spreadsheet one at a time.

Line items #1-5 no change from CIP Recommendation; motion will be made at end of CIP spreadsheet review

- #1 Administration – Town-wide Computer Development Fund
- #2 Administration – Town Building Maintenance Fund
- #3 Assessing – Revaluation/Recertification
- #4 Community Dev. – Master Plan Capital Reserve Fund
- #5 Community Dev. – Road Impact Fees, Zone Plans

J. Gryval: General comments from the Board, “Do we agree with the CIP Committee recommendations”?.

Board comments: Yes.

Line item #6 Fire – SCBA Replacement aka Scott Air Packs & Bottles

D. Marshall: Why is line item #6 for the SCBA Replacement at -0- ?

R. Duhaime: The CIP Committee recommended -0- for this year’s CIP request and have an additional \$5,000 for each of the next four years for the Scott Air Packs & Bottles.

J. McHugh: You will increase over other years.

D. Hemeon: Now it is a 6 yr plan. Why are we being asked to go out 10 yrs?

J. Duffy: CIP is always for 6 yrs.

D. Hemeon: It is tough to figure out 2 yrs, never mind going out 10 yrs.

M. Sorel: Three (3) members from this year’s CIP Committee have agreed to stay on for next year. I say we start early for next year. This year we got started late.

J. Gryval: We always run tight.

J. McHugh: Let’s talk about line item #7 Engine #1.

J. Gryval: Before you get to Engine #1, you -0- out the packs this year. Then increase \$5,000 over the next 4 yrs.

D. Marshall: Last year, the SCBA replacement was for the health and safety of employees. If it is a real need, we should replace them.

M. Sorel: The packs are 3 yrs young. Next year we would work on this.

B. Ehlers: Why is this year any more challenging then what the next few years may be?

J. McHugh: The total cost is \$300,000. You and I have a chance to get old before we can pay for this.

R. Duhaime: Maybe it will go down in price over the years.

P. Rueppel: What is the life of these packs?

R. Duhaime: 15 yrs.

P. Rueppel: And you are going to increase this line item over the next few years?

R. Duhaime: Yes.

J. McHugh: This is a life safety issue. I don't understand -0- this year and putting \$25,000 in over the next few years. It doesn't get you there any quicker.

J. Gryval: Are you hoping next year will be better?

J. McHugh: The aim or purpose of the CIP Committee is to address the overall bottom line. You spoke with the Fire Chief? And he was comfortable with this?

R. Duhaime: He did not have a chance to comment.

P. Rueppel: What is the amount in this account?

R. Duhaime: \$68,000.

P. Rueppel motioned \$20,000 for the SCBA Replacement. Seconded by J. McHugh. Vote 4 in favor and 4 opposed; tie breaking vote by the Chair who is in favor = reinstate \$20,000.

Line item #7 Fire – Engine #1 Cost \$350,000 7 yr Lease; motion will be made at end of CIP spreadsheet review

R. Duhaime: We want to get out of the leasing business. We need some sort of finance to pay for the engine purchase or not replace it (refurbish to meet code).

J. Gryval: We cannot speak for the Fire Chief.

J. McHugh: I don't mean to question the CIP judgment. But again you don't agree with the lease, and I agree with that process. How do we acquire it? Does it go back to the Council with a Warrant Article?

R. Duhaime: I think it would be the Fire Chief who goes to the Council.

J. Gryval: That will leave us with one engine short.

J. McHugh: How much is in the account?

R. Duhaime: Once you start a lease-purchase, you are into the lease for the full 7 yrs.

J. McHugh: I agree, but there has to be something to purchase.

P. Rueppel: Why are you uncomfortable with a lease-purchase?

D. Hemeon: I only have 2x vehicles that are lease-purchase.

P. Rueppel: There is a fee on leasing and it is a lot of money. Why can't you negotiate a better deal with them?

R. Duhaime: The Town Administrator is not here to speak on this.

M. Sorel: The CIP Committee felt a need this year to get started earlier to do a better job.

D. Hemeon: I agree with the CIP Committee. Every time we go to the Council with CIP recommendations, it gets hammered down and we get nothing. Last year, I think the Council gave \$95,000. It is really kind of sad.

J. Gryval: Do you recommend a Warrant Article?

J. McHugh: The question is to the Town Council. Will they recommend a Warrant Article?

M. Sorel: The Planning Board recommends to the Town Council.

D. Hemeon: It will be the Council's decision.

Line item #8 Fire – Boat #1; motion will be made at end of CIP spreadsheet review

R. Duhaime: They already have a boat, this is a want not a need.

J. Gryval: The new one they have is super.

M. Sorel: Boat #1 was not recommended by the Town Administrator.

Line item #12 Highway - Plow Dump Truck Cost \$140,000 at 4.5% (5 year lease), motion will be made at end of CIP spreadsheet review

R. Duhaime: Council decided to lease.

D. Marshall: To purchase, it is \$140,000.

Line item #13 Highway – Martin’s Ferry Bridge Repair, motion will be made at end of CIP spreadsheet review

J. Gryval: It went up by \$4,000 on Martin’s Ferry?

D. Hemeon: I have an option to purchase land for \$4,000. It is the land when you turn the sharp left over the bridge, a small parking lot to the left. This land helps me if we want to ease the corner. State may also say they need this land for the bridge replacement. I will go to Council.

Line item #15 Police/Comm. – Emergency Radio Communication System, motion will be made at end of CIP spreadsheet review

M. Sorel: Chief Agrafiotis came to the CIP Committee Meetings. This is a hard year, and he will look at future years to get in shape. It was a \$65,614 request, and the CIP Committee recommends \$10,000. The need may not go away, but these are difficult times. He said if this item is cut back, he can live with it providing adjustments are made in future years.

J. McHugh: What is the condition of this system?

B. Ehlers: Is it just areas that can’t be reached or for the whole Town system?

R. Duhaime: It is for the whole Town system.

D. Dreffs: Take care of the dead spots.

J. Gryval: There is money from Lowes for radios.

CIP COMMITTEE TOTAL BUDGET APPROVED 2009-2010 = \$458,000

D. Hemeon motioned for the following CIP requests for 2009-2010, line item:

- #1 Administration - Town-wide Computer Development Fund = \$10,000
- #2 Administration - Town Building Maintenance Fund = \$30,000
- #3 Assessing - Revaluation/Recertification = \$40,000
- #4 Community Dev. – Master Plan Capital Reserve Fund = \$10,000
- #5 Community Dev. – Road Impact Fees, Zone Plans = \$34,000
- #7 Fire – Engine #1 Cost \$350,000 (7 yr lease) = -0-

- #8 Fire – Boat #1 = -0-
- #9 Fire – Fire Cistern Fund = \$10,000
- #10 Highway – 1 Ton Crew Cab Truck w/Utility Body = \$35,000
- #11 Highway – 1 ½ Ton Pickup Truck w/Dump Body = \$65,000
- #12 Highway – Plow Dump Truck Cost PURCHASE = \$140,000
- #13 Highway – Martin’s Ferry Bridge Repair = \$64,000
- #14 Parks – Parks Facilities Development Fund = \$10,000
- #15 Police/Comm – Emergency Radio Communication System = \$10,000
- #16 Recycling/Transfer – 2 Automated Collection Trucks Cost \$480,000, 4.5% for 7 yrs = -0-

Note: Line item #6 Fire – SCBA Replacement aka Scott Air Packs & Bottles has been motioned on page 3 of these minutes to reinstate \$20,000.

*Seconded by J. McHugh.
Vote unanimously in favor.*

COMPLETENESS AND PUBLIC HEARING

3. **SNHU – Southern NH University (#08-42)**
2501 North River Road, Map 38, Lot 38-1
Non-residential site plan to change use of existing house from residential to office space

Continued to January 12, 2009

PUBLIC HEARING

4. **HARMONY PLACE (#08-31)**
1621 Hooksett Road, Map 14, Lot 27
Residential site plan to create a 63-unit older person development

Jenn McCourt, McCourt Engineering: Provided overview of project. It is a 63-unit older person development. It has an exclusive left-hand turn lane. The road widening will connect into the Brookview widening. Coming out of the site, there will be an exclusive left and an exclusive right. When this site was approved previously for townhouses as “Northview Condos”, it did not need an exclusive left hand turn lane. But we did it anyways. We updated our DOT permit for this project. The parking waiver is for handicapped spaces; 6 spaces for every 4 units. Also 1 space for every 3 units for visitors.

J. Gryval: The site is the old Riley’s building with the 3x stall garage. Tonight, we are only addressing the waivers.

Waiver #1 Section 3.05.1 Lighting Plan drawn to a scale of 1” = 20’. J. Gryval: Received and read the waiver into the record.

J. McCourt: Basically it is for a smaller scale to keep with other plans. It is perfectly legible.

D. Hemeon: Staff comments?

D. Tatem: I am OK with this.

J. Duffy: I am OK with this.

***D. Hemeon motioned to grant waiver #1. Seconded by R. Duhaime.
Vote unanimously in favor.***

Waiver #2 Section Checklist Scale of 1" = 40'. J. Gryval: Received and read the waiver into the record.

***D. Hemeon motioned to grant waiver #2. Seconded by R. Duhaime.
Vote unanimously in favor.***

Waiver Section #3 Section 3.18 Minimum Roof Pitch of 10/12. J. Gryval: Received and read the waiver into the record.

J. Gryval: There was a lot of discussion on this item from before.

R. Duhaime: Yervant is not here. The design has changed. Jenn met with the Aesthetics Committee. She was recommended by the committee to move the buildings back, and get the height of the buildings down.

J. Gryval: Aesthetics approved these changes.

***M. Sorel motioned to grant waiver #3. Seconded by R. Guay.
Vote unanimously in favor.***

Waiver #4 Section 3.18 Siding of Natural Wood. J. Gryval: Received and read the waiver into the record.

J. McHugh: Yervant did not like your choice.

Cindy Lewis. Architect: Provided a sample of the vinyl siding along with photos.

R. Duhaime: The Aesthetic Committee has seen this siding. We recommended varying use with texture.

J. McCourt: We can vary the texture.

J. McHugh: After looking at the sample, it is better than what I thought.

J. Duffy: If granted, you could specify to grant what specifically is shown tonight.

P. Rueppel motioned to grant waiver #4 so long as the vinyl siding used is the product presented this evening (Royal Building Products “Royal Designer Shake”) and the texture is varied per the request of the Aesthetic Committee. Seconded by J. McHugh. Vote unanimously in favor.

Waiver #5 Section 3.18 ADA Parking of ¼ units (which would be 16 spaces). J. Gryval: Received and read the waiver into the record.

J. McCourt: We tried very hard to keep the concept of the old with the new building designs. Building C is now smaller without garages underneath. The other two buildings have expanded. We tried to keep everything tucked up. The requirement of the ADA is 6 spaces; Hooksett is 16 spaces. On this plan, we are providing 12 spaces. They are closest to the front door. The carport must be 35 ft from the building. It won't meet ADA requirements.

J. McHugh: The handicapped parking won't be in carports, but closer to the buildings.

J. Gryval: Is it a dead issue with the garages underneath?

J. McCourt: The Fire Dept. would only let us go to 12 ft. This is huge for this size building. We can't afford to do it.

J. Gryval: The Fire Dept. would not buy the idea of a motorized shuttle? So you're stuck with the carports?

J. McCourt: We are trying our best to design the carports to be attractive. Consensus from Peter Rowell; he said 30ft?

J. Duffy: Book states 35 ft.

J. McHugh: If I am someone who lives up there, how big are the spaces in the carport?

J. McCourt: 10x20. I went on the ADA blog site and the standard is 9x18 parking spaces. The only ADA people who will need extra space are those that have wheel chairs, crutches. A lot of people with heart or breathing conditions don't need bigger space, they just need to be closer to the building.

J. Gryval: There is no requirement from ADA for large van spaces vs. regular handicap spaces.

J. McCourt: I am providing 4x handicap spaces per building. This far exceeds what the ADA requires.

Open Public Hearing

Mary Farwell: Are handicap spaces going to be covered?

J. McCourt: No.

M. Farwell: This is New England. Remember last year's winter?

J. McCourt: We can look at something for overhead.

R. Duhaime: Aesthetically, fire truck can't even get under. These buildings have fire suppression. Just curious why a fire truck must be driven into the building.

J. McCourt: Fire said, if someone has a heart attack, the Fire Truck is the first responder. They must get all their equipment to the person in need. What is called in to the Fire Dept. is not always what they see when they get to the person. We offered a motorized cart to have on site for the Fire Dept.

J. McHugh: Will the Fire Dept. have problem with an overhang for handicapped parking spaces? Just wondering?

J. McCourt: To meet zoning, we cannot have a cover. I would look at extra handicapped spaces and put the smaller ones in the carports.

J. Duffy: Fire Dept. initially said they wanted sprinklered carports.

J. McCourt: I talked to Deputy Chief Hoisington at the Technical Review Committee (TRC) Meeting. He said because the carports will be such small buildings with open sides, he would work with us about them being sprinklered.

D. Hemeon: At the TRC we talked about underground garages. The client said Nashua also has these. Did you check with these other places?

J. McCourt: They have ambulances that can fit (9'6" clearance at ER rooms).

D. Dreffs: What if a heart attack victim is on the 3rd floor? How would they get their gear to him/her?

R. Guay: If the carports were covered, they should be attached so they are not a separate building.

J. McCourt: I have to make sure the Fire Trucks can get around.

P. Rueppel: If other cities can deal with an ambulance, why does a Fire Truck have to get under?

Sonny Sell, owner: Hooksett's rescue vehicle is 11'4". This is taller than a typical ambulance.

R. Duhaime: Aesthetically, a lot of time you find ways to have the buildings blend into the landscape. Too bad we did not have discussion earlier about Fire Trucks getting inside. No negotiation from the Fire Dept. can change the whole look of the building.

J. McCourt: This waiver is the same whether I have garages underneath or not.

J. Gryval: It would be helpful to the Board if we get more information.

J. McHugh: Why no sprinkler in the building?

R. Duhaime: Sprinklers in the building, just none in the carports.

J. Gryval: Try to get the carports under cover.

P. Rueppel: Get the Fire Dept. into the Planning Board to negotiate.

M. Farwell: As a Library Trustee, we had a safety issue there. With this project, is there another way in? If you had a storm like we had, it blocked our Fire Access. Is there any way to connect to the Brookview Sr. Housing project as a second means of access?

J. Gryval: No motion on this item at this time. On hold pending more information.

Waiver #6 Parking Enclosed.

J. McCourt: I am not submitting this waiver at this time. I will have one unit per building designated to an enclosed carport. I actually have to amend this waiver request.

J. McCourt: One more small item, we have one pump house building shifting up and a 12 ft access to the water tower. The road to the water tower now washes out. This will allow a safer access. The water dept. requested it.

J. McHugh: Are the mailboxes on Rte 3?

J. McCourt: No, they are inside the development.

M. Sorel: Sidewalks? There are none shown on Rte 3. There is never a more cost effective time than when construction starts to build the sidewalk. You have a 55 and older housing here and at Brookview Sr. Housing.

R. Duhaime: Easement?

M. Sorel: You will not build a sidewalk to nowhere. Sidewalks should be on the property along Rte 3.

J. McCourt: We will provide an easement.

D. Marshall: If they provide a sidewalk easement from Harmony Place and an easement from Brookview Sr. Housing, who will provide the easements in between these two properties?

M. Sorel: We need to look to the future. As other properties become developed, we should add sidewalks. It is in the best interest of the community.

J. Gryval: She will provide easement information at the time of the site plan review, and we will decide on it at that time.

J. McHugh: The connector road is great, but it has no sidewalks.

D. Dreffs: The road to the water tower could be an access road in case of emergency.

D. Marshall: Sidewalks built at time of construction on your property, means you are forever responsible to maintain them.

M. Sorel: It is not uncommon for developments to maintain their sidewalks.

J. Gryval: We will review at the site plan review, not tonight.

Jane Ferguson: Why are the mailboxes so far from the buildings?

J. McCourt: That is where the post office will deliver.

J. Gryval: We will invite Deputy Chief Hoisington and his administration to attend the site plan review at the Planning Board on January 12, 2009.

Continued to January 12, 2009.

Note: B. Ehlers will vote with the early leave of M. Sorel.

CONTINUED PUBLIC HEARINGS

5. GRANITE STATE SHUTTLE SERVICE (#08-38)

1158 Hooksett Road – Unit 2, Map 39, Lot 39

Proposed project for the conversion of the existing building shown as unit 2 and the surrounding convertible land into a shuttle delivery business.

Joe Wichert, Joseph M. Wichert Engineering: We met with the TRC and the Board in October. Then we went back to the Board in November to ask for waivers. Waivers for landscape, lighting, and signage were not granted. Also we needed sign-off by the Fire Dept. On 11/26/08, the Fire Dept. signed off. Dan and I met on the site. There are two areas where pavement needs to be removed, patched, and repaired. We need to clean-up overlay or shim. In the resubmission packet, we provided a landscape and lighting plan. Mr. Johnstone, owner of Granite State Shuttle Service, leases 30 parking places in the

Manchester Plaza parking garage. He is looking to relocate, and retrofit this space as is. He is hoping to expand in the future. The landscape plan – provided overview of improvements and referred to the plan. We added existing pines, but they are now cut down. Mr. Letendre maintains Zachary Drive. He removed the existing pines because they were causing icing. Jenn McCourt is doing the lighting plan. The site does not comply with internal drainage requirements. The lighting plan, that is why Jenn is here. Ordinance requires .3, and some areas are at .2. We roughly added lighting to for public safety, Mr. Johnstone, and his employees. There are 2x-mounted lights on the North and South face of the building. In the next 6 months, if business does well, we will come back before this Board for an expansion. We would like you to entertain the lighting plan as we are proposing for the retrofit. At the November hearing, we showed where the sign would be. Now we are providing the signage details for a 7'x 4' on the North side of the building. It will not be illuminated, because it is under the lighting fixture. It will be standard vinyl in the company color.

J. Gryval: We don't have the waivers in front of us.

J. Wichert: We can give you a separate one, or act on the last waiver submitted from the November meeting.

Waiver for Landscape Plan

J. Gryval: What about the landscape?

D. Tatem: A lot of sites we weigh heavily on Rob, because it is reasonable to request landscaping for the type of site use. Internal areas are not landscaped and should be. On an existing site like this, there can be give and take.

R. Duhaime: I would like the replacement of trees. Also, there is no evergreen trees on the site. Interesting the pines were removed. There should be a variety of pines.

J. Wichert: Pines were removed due to wires and shading. Shading was causing icing.

R. Duhaime: What preapproved trees were on this site? I was looking for evergreen trees. Will the neighbors behind this site mind it?

J. McCourt: There are safety issues with trees on Zachary Drive. If we could pull the trees back, this may work.

R. Duhaime: Length and width of the island, plant some trees (i.e. pyramid shape forms).

D. Tatem: Dwarf arborvitaes. Something that would stay 8-10ft.

R. Duhaime: Austrians are the cheapest and they are good for 10-20 yrs.

D. Tatem: Could you put it away from the wires?

R. Duhaime: You need some seasonal break up.

J. McCourt: 3x Austrian Pines in the back.

R. Duhaime: And 2x on the other side.

D. Tatem: There is a 1:1 slope with crushed rock there.

D. Marshall: Rob, what if they put evergreens further back and open it up for the sun to hit the road? Not talking about any landscaping internal to the fence.

R. Duhaime: He also owns the mobile home park. They must look at this site when leaves are not as thick. It is not an issue from DW Highway.

J. Gryval: Do you agree to a couple of trees?

Pamela Thornton & Deborah Liebel, owners: 3x arborvitae make sense.

D. Hemeon: Arborvitae will grow and break. Austrian Pines are better.

R. Duhaime: Leave the bushes, and add one tree on the other side of the road.

J. McCourt: We will add 3x Austrian Pines.

J. Duffy: You have now agreed to modify the landscape waiver.

P. Rueppel motioned to modify landscape waiver motioned on 11/17/08 and have the applicant add 3x Austrian Pines to the site. Seconded by D. Hemeon. Vote unanimously in favor.

J. McHugh: You still need to clean up the debris; referred to photos distributed to the Board.

J. Wichert: Provided an overview of the debris removal.

J. McCourt: Provided an overview of the lighting plan.

D. Tatem: A certain number of employees will use these spaces at night. Seems like a reasonable approach by the applicant. How is Hooksett going to enforce it?

J. Gryval: Do you want them to light up or fence off?

D. Tatem: This is a different application. No public is using this site. It is only for employees. Your regulations don't say to just protect the public.

J. Gryval: Do they need more lighting?

D. Hemeon: I think the lighting is adequate.

J. Gryval: How much pavement needs to be replaced.

D. Tatem: Referred to plan on what needs to be cut out and removed.

J. Wichert: We added a note to the plan for the areas to be repaired.

D. Tatem: We will verify it is done.

J. McHugh: How sturdy is something like that or is it going to come up?

J. Wichert: We will saw cut, excavate, and compact etc.

J. Duffy: You said your sign will not be lit and this is the only sign.

D. Tatem: The pavement repair and debris cleanup of the site should have a deadline.

J. Wichert: If the Board is agreeable with these plans tonight, the deadline for site improvements is June 1, 2009 to bond it.

J. Gryval: Note on plan as a condition of approval that if traffic becomes an issue, as determined by the CEO, the Planning Board reserves the right to require the applicant return to the Board for a site plan to include a traffic study.

J. Wichert: 4x lighting fixtures will be installed right away. The site improvements, to include striping, to be completed by June 2009.

***D. Hemeon motioned to waiver lighting ordinance with condition that 4x lighting fixtures will be installed. Seconded by R. Duhaime.
Vote in favor. J. McHugh abstained.***

Open Public Hearing

No comments.

Close Public Hearing

P. Rueppel 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 (see Stantec letter dated 12/10/08)
- Lighting – add 4x fixtures to site immediately

- Site Improvements to be completed by June 2009 to include:
 - Landscaping – add 3x Austrian Pines to site
 - Debris – remove debris from site
 - Parking Lot – pavement repair and striping
- Signage – 7' x 4' on the North Side of the building. It will not be illuminated, because it is under the lighting fixture. It will be standard vinyl in the company color.
- Traffic – if traffic becomes an issue, as determined by the CEO, the Planning Board reserves the right to require the applicant return to the Board for a site plan to include a traffic study
- All outstanding Federal, State, and local permits are obtained and submitted to the Town and Stantec
- Applicant agrees to attend a required pre-construction meeting after (a) all bonds are submitted and approved, (b) site plan compliance monitoring escrow is in place and the Inspection Funding Agreement is signed and submitted and (3) the plans are signed and recorded
- Applicant agrees to site plan compliance monitoring
- 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 R. Guay

Vote unanimously in favor.

6. WEBSTER WOODS PHASE II (#07-37)

Hooksett Road, Map 6, Lot 114

Residential site plan to improve and develop phase II of “Webster Woods” to include 23 duplex ranch style buildings totaling 46 units and 7 single ranch style units for 55 & older person housing

Continued to January 12, 2009.

OTHER

New Town Council Rep to Planning Board

P. Rueppel: Effective January 12, 2009, Nancy VanScoy, Town Council member, will sit on the Planning Board. This is my last meeting on the Board.

R. Duhaime motioned to adjourn at 9:15pm. Seconded by D. Hemeon.

Vote unanimously in favor.

ADJOURNMENT

Chair J. Gryval declared the meeting adjourned at 9:15pm. The next Planning Board Meeting is scheduled for Monday, January 12, 2009, at 35 Main Street, Hooksett, NH Town Hall Chambers (room 105).

Respectfully submitted,

Donna J. Fitzpatrick
Planning Coordinator