

**Official
May 17, 2010**

**HOOKSETT PLANNING BOARD
MEETING MINUTES
HOOKSETT TOWN HALL CHAMBERS (Room 105)
35 Main Street
Monday, May 3, 2010**

CALLED TO ORDER

Chair J. Gryval called the meeting to order at 7:00pm

ATTENDANCE – PLANNING BOARD

Chair J. Gryval, Vice-Chair D. Marshall, Town Administrator, C. Granfield, M. Cannata, R. Duhaime, D. Hemeon, Kotowski, B. Sullivan and Town Council Rep. N. VanScoy.

Excused: J. Mudge

Absent: Y. Nahikian.

REPRESENTING TOWN OF HOOKSETT

Town Planner, Jo Ann Duffy, and Stantec Engineer, Dan Tatem.

APPROVAL OF MINUTES OF 04/19/10

B. Sullivan motioned to approve the minutes of 04/19/10. Seconded by N. VanScoy. Vote unanimously in favor

SPECIAL EXCEPTION

- 1. Southern NH University (SNHU) (#10-04) – Letter to ZBA**
North River Road, Map 33, Lot 67
Special exception to Article 18, section E.1 to allow a wetland crossing for the construction of a driveway access road with a sidewalk and utilities for an operation center at SNHU.

Jeff Kevan was available for questions.

M. Cannata and J. Mudge attended the site walk on April 26, 2010.

M. Cannata stated he had no concerns with the wetland crossing as presented.

The Conservation Commission representative at the site walk had some concern with the size of the culvert.

J. Kevan stated that the rock wall on the site will remain in tact and it would be reflected on the plan.

J. Duffy read from a statement submitted by J. Mudge, which stated that he attended the site walk and is in agreement with the proposed plan for the wetland crossing.

A discussion ensued regarding the road access through the parking lot.

J. Kevan stated that if an alternative access were proposed, the wetland crossing would remain the same.

D. Marshall motioned to send a letter of approval to the ZBA for the wetland crossing as indicated on the plan. Seconded by F. Kotowski.

Vote unanimously in favor.

COMPLETENESS

2. **NEW SUNSET REALTY, LLC (#10-03)**
“Mega X”, 1560 Hooksett Road, Map 13, Lot 46-1
Site plan for the proposed construction of a 1-story 2,700 sq ft convenience store/ gas station.

In an email from Matt Peterson, Woodland Design Inc. it states, “Due to the outstanding completeness items, the applicant would like to request that the application be continued to the May 17, 2010 hearing for acceptance and June 7th for a public hearing. We will have all the review items addressed by the middle of next week.”

D. Marshall motioned to continue the application to May 17, 2010 as requested. Seconded by B. Sullivan.

Vote unanimously in favor.

OTHER BUSINESS

3. **ALL OR NOTHING, LLC (#09-12) – Update Only**
254 West River Road, Map 17, Lot 36
Planning Board 4/5/10 conditional approval status. Site plan is for the proposed construction of a 1-story 5,600 sq ft dance studio building next to the existing pizza shop.

Matt Peterson, Woodland Design Group, Inc. sent the following email:

1. *“The owner of the Dance Studio has finalized their package for the Bank and have made submittals, they are waiting approval or denial.*
2. *I got a call from the Owner of the Pizza Man today and was told that he wants all the plans completed and ready for the June 7th hearing and that he was willing to pay WDG our outstanding invoices to see the project move forward.*
3. *With this WDG will be finalizing the plans over the next couple of weeks and submitting final plans to you prior to June 7th.”*

MISCELLANEOUS

Driveway Specs.

Dan Tatem explained that the driveway specifications have been refined. Dale Hemeon, Dan Tatem and Peter Rowell all agree with the new driveway profiles. These changes will be incorporated into the Development Regulations. If the Board is in agreement, these regulations would be used immediately. A stipulation was also included that DPW has the ability to make them more stringent if necessary.

D. Marshall motioned to approve the change in the driveway regulations. Seconded by N. VanScoy.

Vote unanimously in favor.

Market Basket

D. Tatem reported that he spoke with Jim Lamp from Market Basket and was told that they have reached an impasse with the other property owner sharing Central Park Drive. The Planning Board asked that a note be added to the Market Basket plan stating Central Park Drive will never become a town road. The other abutters on Central Park Drive do not agree with that condition. They will come here to ask to have that note removed. Market Basket does not own the road and they have no authority to make that promise.

Hooksett Planning Board Meeting
Minutes of 5/3/10

Southern New Hampshire Planning Commission Representative

R. Duhaime inquired about the appointing of representatives to the SNHPC. Currently, the representatives are Dick Marshall, appointed by the Planning Board and Mike Jolin, appointed by the Town Council. A request was made that the copies of the minutes be forwarded to the Planning Board by the Planning Department

Route 3 Project

D. Hemeon stated that he received a call from Dave Baker in which he was told that Merchants is trying to stop the Route 3 Project.

NON-PUBLIC SESSION

N. VanScoy motioned to enter into non-public session per RSA 91:A at 7:40 pm. Seconded by R. Duhaime.

Roll Call unanimously in favor

D. Marshall motioned to exit non-public session at 7:50 pm. Seconded by C. Granfield. Vote unanimously in favor

CIP

N. VanScoy: Having complete the CIP self-audit, it is the recommendation of the committee that a member of the Council, other than the Planning Board representative, be on the committee.

ADJOURNMENT

Chair J. Gryval declared the meeting adjourned at 7:56 pm.

Respectfully submitted,

Lee Ann Moynihan