

**Official
As of 06/21/10**

**HOOKSETT PLANNING BOARD
MEETING MINUTES
HOOKSETT MUNICIPAL BUILDING
Monday, June 7, 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, D. Hemeon, M. Cannata, Town Council Rep. N. VanScoy, F. Kotowski, R. Duhaime, B. Sullivan (arrived 7:10pm), and B. Perry (arrived 7:15pm).

Excused: J. Mudge.

Absent: Y. Nahikian

REPRESENTING TOWN OF HOOKSETT

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

APPROVAL OF MINUTES OF 05/17/10

D. Marshall motioned to approve the minutes of 05/17/10. Seconded by N. VanScoy. Vote in favor. B. Sullivan abstains.

DISCUSSION

1. MARKET BASKET (#09-15)

Jim Lamp, RMD, Inc.

Interstate 93 & Rte 3A, Map 37, Lots 2-3, 3, 4, 5

Status of conditions for a site plan to construct a 76,754 sq ft supermarket.

J. Gryval: Conditions discussed with staff. No longer on tonight's agenda.

COMPLETENESS

2. Southern NH University (SNHU) (#10-04)

North River Road, Map 33, Lot 67

Site plan for the proposed construction of a 1-story operations center (26,711 sq ft footprint and a 6,156 sq ft mezzanine), access, and parking.

Jeff Kevan, TF Moran: We have presented the conceptual and completed a site walk with the Conservation Commission and ZBA. We have completed our engineering and have made no changes to what we provided to you before.

D. Tatem: It is complete.

D. Marshall motioned to find the application complete. Seconded by C. Granfield. Vote unanimously in favor.

J. Kevan: We have 10 waiver requests. Our site is 200 + acres and we are requesting that some of the checklist requirements are waived.

D. Tatem: The site plan needs to be recorded. We recommend a waiver to the outer bounds of the property, but would want to have the inner lot requirements with a stamp.

- **Waiver #1:** Boundary lines of the area include in the site, including angles or bearings of the lines, dimensions and the lot area
- **Waiver #2:** Shape, size, height and location of existing buildings within 200 ft of the site
- **Waiver #3:** Size and location of all existing landscaping within 100 ft of the site
- **Waiver #4:** Existing grades, drainage systems, structures on the site (topographic contours are shown)
- **Waiver #5:** Location and description of existing easements within 100 ft of the site
- **Waiver #6:** Location of existing private or public trails within 100 ft of the site
- **Waiver #7:** Location of existing roads, scenic roads and/or driveways within 200 ft of the site
- **Waiver #8:** Location of existing septic system leach fields within 200 ft of the site
- **Waiver #9:** Location of existing utilities within 200 ft of the site
- **Waiver #10:** Location of existing water supply wells or springs within 200 ft of the site

D. Marshall motioned to grant waivers 1-10 above for the outer bounds of the property. The inner bounds are to be completed and stamped per the site plan checklist. Seconded by C. Granfield. Vote unanimously in favor.

R. Duhaime: They came to the Aesthetic Committee. We asked them to change the white roof, and the building needs a break because it is 100 ft long. Yervant recommended adding screen with colors.

J. Duffy: SNHU provided updated aesthetics and we are waiting to hear back from Yervant.

*D. Marshall motioned to continue application to June 21, 2010. Seconded by N. VanScoy.
Vote unanimously in favor.*

PUBLIC HEARING JUNE 21, 2010.

WAIVER OF SITE PLAN

- 3. KEYLAND PROPERTIES, LLC (#10-07)**
412 West River Road, Map 13, Lot 1
Waiver to existing site plan for a proposed 300 sq ft (approximate size) temporary farm stand with 2 outdoor vendors.

Alden Beauchemin, Keyland Properties/Enterprises: I am here tonight on behalf of my wife. We own the site at the corner of Hackett Hill and Rte 3A. Brian Johnson and his wife own Johnson Golden Harvest LLC. The site is where you turn to go to the 93-toll booth. There are white cottages in the back. We went through site plan approval in 12-06-2004 for a business operation in the back. All we want to do is add a temporary farm stand in front. It will be approximately 300 sq ft with a couple of outside vendors. We will use the existing parking and existing signage. White Rabbit Catering was using the signage. The pavement is broken apart at the entrance. We are prepared to repair that and the parking. We call this temporary because we are aware of the future plans to Exit 11. When and if something happens at Exit 11, the farm stand would relocate. In the interim we would like to get this operation going. A future plan is to have a farmer's market in the back year round. Brian and his wife are here to answer questions related to his business.

J. Duffy: My only concern is traffic turning in and out of the site because of Hackett Hill. Alden tried to get the DOT to allow him access off Hackett Hill. If traffic or safety becomes an issue, they would be called in for a traffic study and a full-blown site plan.

F. Kotowski: What kind of structure/facility is going in there initially?

A. Beauchemin: The dimensions are 14' x 22' on concrete blocks to be able to move when needed.

C. Granfield: Vendors?

A. Beauchemin: Brian originally had a set-up in Pembroke.

B. Johnson: Vendors would include Saunders Seafood (fresh fish), and a small-scale hot dog vendor.

C. Granfield: Is everything in that one building?

B. Johnson: We would have the building plus a vendor truck.

A. Beauchemin: They would rotate an outdoor vendor once a week; one-day fish, and one-day meat.

J. Gryval: How many vendors will you have?

B. Johnson: Never more than two at a time. We would have the hot dog lady through the summer. Miles Smith is the natural beef vendor. They are local good products.

R. Duhaime: Is this seasonal?

B. Johnson: It is temporary not seasonal. We would go right through winter with in-door greenhouse products.

R. Duhaime: You will have no heat and no foundation. Heat and refrigerate?

B. Johnson: There will be a walk in cooler on a trailer.

R. Duhaime: You would be willing to limit vendors to two?

J. Gryval: If you open in the spring and run through the winter, how is that temporary?

A. Beauchemin: Eventually the farm stand will be phased into the gateway project. You could restrict them to 1 – 1 ½ yrs.

J. Gryval: The Board could reconsider every year?

A. Beauchemin: We are requesting ever 1 ½ yrs. The DOT permit will be updated.

B. Sullivan: Who oversees the conditions of this project? Peter? There is a lot of “trust me, this is what we are going to do”. Sometimes things snowball.

J. Duffy: They will have to get a building permit for a temporary structure and the Building Dept. would need to know exactly what is allowed (i.e. 2 vendors).

B. Sullivan: Specifics: on site electrical (trailer fed), not heat, no more than 2 vendors, etc.

J. Duffy: That is part of the building permit application.

D. Tatem: Alden, do you have a sketch or plan where the different vendors will park and how that is spaced out, to include the size of the hot dog stand and fish person. Are there any being put on coverage that is not impervious?

A. Beauchemin: The fish truck will park on some of the paving for the customers.

D. Tatem: What is the proposed customer parking?

A. Beauchemin: For the size, customer parking is only required for two parking spots.

D. Tatem: The regulations are clear that you cannot park on anything other than asphalt. Notes should be put on the plan you have. Some type of site plan for Peter, so he can attach it to a building permit so the Board and Building Dept. are on the same page.

D. Marshall: I am agreeing with Jo Ann; southbound in or leaving has the same problems as Hackett Hill. Northbound in and out is a nightmare. You would be stopping traffic north to turn into the farm stand and block Hackett Hill traffic? The speed limit in that area is not the best. There are rules for parking on gravel. Everyone wants a farmer's market and that is great, however there are traffics and safety concerns.

A. Beauchemin: We talked to DOT. It is not just our property; it is also the Hackett Hill Rd. intersection. The speed limit is posted at 45 mph headed south. It encourages cars to speed up at the intersection and that is where we see a real problem. The northbound sign says reduce to 35 mph. The guys at the DOT agree there is a problem. The DOT said I need to approach the Hooksett Police Dept.

C. Granfield: Unless you can have a right turn only, this is a traffic jam. As Dan indicated, show the locations on the plan you have, so it can be enforced.

R. Duhaime: Widen the roadway a car width, then a vendor can park as well as a customer and stay away from the gravel and grass. It is across from four parking spaces.

J. Gryval: A farm stand is a great idea. They are only asking for an 18-month approval. If it doesn't go as planned, we just don't approve them again in 18 months. It is a good thing for the Town to have as long as it is done properly.

N. VanScoy: I go through that intersection three times a day, and I agree with Dick. Left to go northbound on 3A is a traffic issue, even if there is limited turning. Isn't there an area across the road to get to the river? People may make u-turns there.

C. Granfield: If approved for a year or 18 months, there should be a condition for the traffic. Cinemagic was required to hire someone to manage traffic during busy times. That may help on this site too.

A. Beauchemin: For the amount of use, we could scale back the vendors from two to one. They would at least want to get the fish truck on a rotation schedule.

B. Sullivan: You the have perfect right to your land. Might I suggest, take the plan you have now and meet with Jo Ann and Dan on the parking and traffic. This is not Cinemagic. The sight lines are different. I would never propose a flag person here. I would be a customer as well; I just don't know how to apply the use to this lot. Do more due diligence with Jo Ann and Dan.

A. Beauchemin: We are up against and priority and want to get the farm stand going.

B. Sullivan: I am still worried about turning in and out of the site. I don't understand how to control the traffic. A nightmare doesn't describe that intersection. Your comment "I am open to suggestions", we need more from you. I am not confident to give them a waiver.

A. Beauchemin: What I would like to do is get an approval tonight contingent upon the DOT permit.

N. Cannata: I am in agreement with Mr. Sullivan's idea. Staff and you should mediate the safety and time factor to vacate or have a site plan if it becomes a safety issue.

A. Beauchemin: To clarify, this is a conditional approval as long as I work out the traffic and parking details with the Town Planner and engineer.

B. Sullivan: I am open to anything as long as you can sit down and find a solution to safety.

M. Cannata: Can staff do that?

B. Sullivan: Work with staff and do not come back to the Board.

D. Tatem: To intensify the use of their driveway, I don't think we will put an approval with our letterhead. The requirement is a 100 ft separation from the intersection to a driveway or entrance to a commercial site.

A. Beauchemin: We are 88 ft edge-to-edge.

D. Tatem: The Mega X project is 75 ft off. We did not recommend that either and they changed their intersection around.

J. Duffy: This is an existing driveway. Mega X is a new entrance. There is already commercial use on this site. It is hard to predict how much traffic the farm stand will produce.

F. Kotowski motioned to approve the temporary 300 sq ft (approximate size) temporary farm stand with two outdoor vendors for one year conditional:

- Applicant to meet with Town Planner and Town Engineer to work out traffic and parking details to include no parking signs as appropriate. Details to be noted on the applicant's conceptual plan and submitted to the Community Development Dept. for the Planning Board records and the Building Dept. for the permitting process.
- DOT permit

- If site becomes a traffic nuisance or safety issue as defined by the Planning Board, this approval will be pulled and the applicant will be called back to appear before the Board for a traffic study and site plan

Seconded by D. Hemeon.

D. Hemeon: If it doesn't work, we can pull it. The hockey store down the street is another bad area.

J. Gryval: From an engineering standpoint, make it work.

C. Granfield: If Jo Ann and Dan can come up with a solution, then they can move on.

M. Cannata: Is moving the driveway possible?

A. Beauchemin: I looked at that, but then we would lose our apron. Now northbound, there is land for an apron.

D. Hemeon: For cars it is 20 ft wide from the road; where the political signs are at the end of Hackett Hill. I agree with Alden if he moves his driveway, he moves his apron.

N. VanScoy: In summertime, that space is full of cars for people going to the river.

A. Beauchemin: We own that area across the street.

N. VanScoy: I would like a no parking sign. Where does the 88 ft start and end?

R. Duhaime: You have a wide apron on the driveway. You can move it 18 ft without DOT permission.

A. Beauchemin: I can widen the driveway a little bit more.

D. Marshall: Dan, the measuring distance is center-to-center?

D. Tatem: Edge-to-edge.

R. Duhaime: 10 ft would be at 98 ft.

Vote in favor. D. Marshall opposed.

PUBLIC HEARING

4. **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 2,800 sq ft convenience store/
gas station/coffee shop.

Matt Peterson, Woodland Design: Last month our application was found complete. This is an existing site on the north side of Dale Road, and east of DW Highway. There is an existing curb cut as well as an entrance on Dale Road. It is a 2,800 sq ft existing building to include a 880 sq ft restaurant and four fueling stations w/half a canopy. It is a 2-3 feet jump into the site. There is sewer and water on Dale Road. Pg 2 outlines the demo. We want to redevelop to site to make it cleaner and more efficient. We will be taking out the pavement, building, pumps and canopies. Sheet 3 is proposing the same 2,800 sq ft building and same four pumps with eight fueling locations with canopies for each. We will keep the main entrance on DW Highway and also the access from Dale Road. We are working with Stantec for options. The tanker sits in the middle of the street. We want tanker access from DW highway come in front of canopy to keep tankers away and out of Dale Road. Drive-thru and dumpsters are out back. Jo Ann brought up that the site is too intense. Again we have the same sq ft pre and post. We are using 5% of the 40,000 sq ft lot. We will request a waiver for a small retaining wall. Sheet 4 – the site has two low points; one on either side of the canopy. We created a trench along the canopy. We will use Dale Road for connection and treatment. Pre to post we are reducing run off from the site. The site is in the aquifer. We will use the existing sewer, but we will add grease traps. We will use the existing water. We have gas coming in from DW Highway. There will be filters and inlet controls for catch basins during site construction. Sheet 7 - landscape plan; we propose pretty intense landscaping. We met with the Aesthetic Committee once and have another meeting next Monday, June 14, 2010. Dale requested no trees on Dale Road for sight distance. We didn't skimp; we just changed sizes. Sheet 8 – lighting; addressed all comments. Sight distance is not an issue. The last sheets are the profile and drainage. The Aesthetic Committee gave us some feedback similar to the KFC/Taco Bell. Right now we don't know if the drive-thru tenant is Dunkin Donuts, but we will have some type of coffee shop. In working with Eli, owner, he wants to have this as his signature store. We need comments from you and from the 2nd meeting with the Aesthetic Committee.

J. Duffy: Aesthetic Committee met and gave some suggestions, but at that time it was very preliminary. We are waiting to meet again to include the signage. In the PZ, they are only allowed one sign per side and can't exceed 32 sq ft.

M. Peterson: If we give up on one side signage, can we add that to the front?

J. Duffy: You would need to request a waiver for the excess sq ft. Fire OK'd the ROW on Dale Road as a fire lane.

D. Hemeon: I don't have a problem with the ROW. My only issue was them pushing snow into the fire lane. I would plow my normal road.

J. Duffy: I see an issue with the ROW as a fire lane, and the use of this site too intense for the lot. It narrows down in back.

D. Hemeon: I am confused that fire would allow a lane there. If there was a fire, they close the road. They still can drive a fire truck around that building.

B. Sullivan: Density and intensity and a walkway. I wanted the site to be developed as it was originally; a gas station. Let's talk driveway first. Dunkin Donuts in Hooksett across from the pharmacy puts a semi in Hooksett Road for deliveries. As a guy who can't understand so many pharmacies in a certain area, do we need that many Dunkin Donuts in one area? The guy at the last pump on your plans would get hit. This is a tough lot to develop and we do need gas stations on that end. This is an extremely intense density. I am trying to understand how this works.

M. Peterson: The in and out access points have one-way traffic. We are required to have 12 ft and we have 16 ft.

B. Sullivan: You don't see issues with sight distance?

M. Peterson: We have 16 ft drive-thru lanes and this allows a more relaxed environment.

D. Marshall: What you are telling us is that 16 ft drive thru, once you are in line, you can't pull out of line.

B. Sullivan: The center-line hits the canopy last pump. Exit after the stop sign.

R. Duhaime: % of impervious?

M. Peterson: Pre 59 ½% and post 59%.

R. Duhaime: Driveway to intersection?

M. Peterson: 50 ft.

R. Duhaime: Grade?

M. Peterson: Lowest 1 ft, highest 4 ft.

D. Hemeon: Is an island off Dale Road required?

D. Tatem: Only recommended.

N. VanScoy: I do not like the 2nd exit point, because it is 50 ft from the intersection. Just this morning four cars were in front of me at this intersection.

J. Gryval: You are cramming too much into one lot.

N. VanScoy: I think your problems would be solved if you get rid of the island.

R. Duhaime: Just four pumps?

M. Peterson: Four pumps with eight fueling.

N. VanScoy: I would like to see the exit worked on a little more.

M. Peterson: What is making you say that? If it is the fire lane, I would like to discuss that further. What is the issue for too much density?

J. Duffy: For employee spaces, your plan has them only out back. What if they have to back out and there are cars in the drive-thru? And I am not sure a truck can get to the dumpster.

R. Duhaime: We want a redevelopment of this site. It is an intense use, but there is some gain to the Town. How do you mitigate it?

M. Cannata: Island, is that the configuration we need?

D. Hemeon: The island should go.

M. Cannata: The configuration cuts into an arrowed area and causes a narrowing flow.

D. Hemeon: How wide is it now?

M. Peterson: 47 ft wide.

D. Marshall: Everybody talks about intensity and fire lane. Sheet 3 – if pumps were moved to the back, the building to the front, and take away the drive thru feature, that would solve your fire lane problem, make snow storage easier, and it would not be as intense a use.

B. Sullivan: Although I don't like the island either, I can see why you have it there for dumping of Dunkin Donuts traffic vs. mixing with gas & convenience traffic. People would come out front part of apron and take a left on Hooksett Rd. We have questions about delivery and tanker trucks.

R. Duhaime: If exits are on DW Highway to take a left, would he need a waiver?

J. Duffy: The Board would take into consideration when he asks for his waiver that this is an existing entrance.

M. Peterson: 10 ft off the building and a 20 ft lane. Talking with Fire Deputy Chief, if Dale Rd was within 30 ft OK, but Dale Rd is over 40 ft.

J. Gryval: Fire is OK with Dale Rd ROW as a fire lane.

D. Hemeon: You are not affecting Dale Road.

J. Duffy: If you do approve, we need something in writing that they are agreeable for snow removal and maintaining markings.

M. Cannata: No parking zone, would it not? Striped in such a way no parking.

Open Public Hearing

Steve Courchesne, own property directly to north: My father developed that site and passed on there. I would like: 1) security fence for my home, and 2) sewer easement connecting to Dale Road that was supposed to be done for my father. I have a letter from Bruce Kudrick and he has no problem with that.

J. Duffy: I met with Mr. Courchesne a couple of weeks ago. He thought the site was recorded, but it never went forward for recording. I suggested he contact Matt.

M. Peterson: Yes we discussed the sewer line easement.

S. Courchesne: Security fence?

M. Peterson: We will work with the Aesthetic Committee for a fence. We are OK with that.

S. Courchesne: If the fence is on my property, my property is 6 ft lower. It would have to be a very tall fence. I just want something so people in the drive-thru aren't looking through my yard.

M. Peterson: The waiver for the wall in the buffer, what if a 6 ft fence was on top of that? Solid stockade or maybe white vinyl?

J. Gryval: Residential use next to mixed use.

J. Duffy: A 25 ft buffer is needed.

M. Peterson: At the last Planning Board meeting, I mentioned a coffee shop in my presentation.

***D. Marshall motioned to continue public hearing to June 21, 2010. Seconded by N. VanScoy.
Vote unanimously in favor.***

PUBLIC HEARING CONTINUED TO JUNE 21, 2010.

OTHER BUSINESS

5. ALL OR NOTHING, LLC (#09-12)

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.

J. Duffy: As of May 25th, The Pizza Man owner is now also the applicant vs. the Dance Studio. Matt is looking for a 30-day extension.

D. Marshall: Wouldn't a 60-day continuance be better just in case of a snag?

D. Marshall motioned for a 60-day continuance (August 2, 2010). Seconded by N. VanScoy.

Vote unanimously in favor.

M. Cannata: Is the dance studio still on board?

M. Peterson: Yes they are still on with Marty. The Pizza Man owners have been wanting to do improvements to their site for some time now. Marty has not taken over the site work. 2-3 weeks ago the dance studio submitted their finance stuff.

M. Cannata: The priority now is the pizza building and not the dance studio? What if that gets put on the wayside?

M. Peterson: Pavement and striping has to be part of site plan.

CONTINUED TO AUGUST 2, 2010.

6. UNIVERSITY HEIGHTS (#06-34 Apartments & #06-36 Marketplace)

Extension of 3-year approval for non-residential site plan and apartments

NOT HEARD TONIGHT, CONTINUED TO JUNE 21, 2010.

Planning Board Workshop 6-14-10 – proposed Development Regulation Updates

J. Duffy: We are ready to present the proposed Development Regulation updates to the Board. You will receive a hard copy to prep for the workshop.

Atty. Buckley letter – legislative update SB328

J. Duffy: Completeness, now the Board can't find an applicant incomplete if they don't have their ZBA variance or special exception or permits (i.e. water, sewer).

D. Marshall: We have been following that process all along for completeness. We have only required permits for final approval. All we asked was have you applied for a permit.

J. Duffy: Yes, all state permits, water & sewer approval are needed at the time you you're your final vote. The only thing this legislative update will affect is ZBA variance and/or special exceptions. We used to send the applicant to the ZBA first for those, then have them come to the Planning Board. Now they can come to the Planning Board first.

D. Marshall: We will have to inform the applicant they are at risk if they come to the Planning Board first and we find them complete, only for the ZBA to possibly deny them. Then the applicant has spent all that time and money on engineering.

Building Dept. letters

J. Gryval: All Board members should get copies of letters from Peter vs. just the Chair.

J. Duffy: 1) PIF is now striped, 2) OSJL signage area has been stripped and still needs to comply with the painting color of the side aprons, and 3) the golf cart business has moved their carts off the grass.

N. VanScoy: The PIF site is still parking their trucks outside at night.

Alternates

C. Granfield: I want to welcome our newest alternate Brendan Perry. Also for alternates, we should determine up front which alternates are voting at that night's Planning Board meeting.

Vegetable Stand (former pancake house/medical office)

M. Cannata: Status?

J. Duffy: We made a strong suggestion to rent the building vs. just using the parking lot.

Veanos

D. Marshall: Status?

J. Duffy: They are working with Peter.

Farmer's Market

J. Duffy: Starting July 14th thru Sept 29th on Riverside St. next to Robies on Wednesday evenings 4-7pm for twelve weeks. So far we have six committed vendors.

D. Marshall: Parking?

J. Duffy: At the Legion Hall, old town hall and handicapped spaces at the Grange.

***D. Marshall motioned to adjourn at 8:55pm. Seconded by C. Granfield.
Vote unanimously in favor.***

ADJOURNMENT

Chair J. Gryval declared the meeting adjourned at 8:55pm. The next Planning Board Meeting is at the Hooksett Town Hall Chambers, room 105 @ 7:00pm:

- June 14, 2010 = Workshop – proposed Development Regulation updates
- June 21, 2010 = regular meeting

Respectfully submitted,

Donna J. Fitzpatrick
Planning Coordinator