

**Official
As of 01/10/11**

**HOOKSETT PLANNING BOARD
MEETING MINUTES
HOOKSETT MUNICIPAL BUILDING
Monday, December 20, 2010**

CALLED TO ORDER

Chair J. Gryval called the meeting to order at 6:00pm

ATTENDANCE – PLANNING BOARD

Chair J. Gryval, Vice-Chair R. Duhaime, Town Administrator, C. Granfield, M. Cannata, D. Hemeon, J. Mudge, T. Walsh, F. Kotowski. and Town Council Rep. N. VanScoy (arrived 6:10pm).

Excused: D. Marshall, and B. Perry.

Absent: Y. Nahikian.

REPRESENTING TOWN OF HOOKSETT

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

J. Gryval: Alternate T. Walsh will be voting tonight in place of D. Marshall.

APPROVAL OF MINUTES OF 11/29/10 & 12/06/10

R. Duhaime motioned to approve the minutes of 11/29/10. Seconded by M. Cannata. Vote in favor. J. Mudge abstains.

R. Duhaime motioned to approve the non-public minutes of 11/29/10. Seconded by F. Kotowski. Vote in favor. J. Mudge abstains.

M. Cannata motioned to approve the minutes of 12/06/10. Seconded by C. Granfield. Vote in favor. J. Mudge abstains.

C.Granfield: Minutes need to be a short summary.

J. Duffy: Town Atty. commented that our minutes are very thorough and that has helped to defend our court cases. If we cut back, we still need to keep them thorough.

EXTENSION REQUEST

- 1. MANCHESTER SAND, GRAVEL & CEMENT CO. (#07-05 & 07-42)
HEAD's POND** Map 3, Lots 1 through 11, 17, 19 through 24, 26 AND
Map 14, Lots 2 through 5
 - Extension to 65-day deadline expires on 12/20/10

J. Gryval: Applicant requesting 80-day extension to Feb 14, 2011.

***F. Kotowski motioned to extend the 65-day deadline to February 14, 2011. Seconded by R. Duhaime.
Vote unanimously in favor.***

WAIVER REQUEST

2. PROPOSED PSNH CT & M FACILITY (#10-17)

Off Legends Drive, Map 25, Lot 80

Waiver request to Article 30 Impact Fee Ordinance to allow the applicant to apply project impact fees to the construction costs associated with extending Road "A" off of Legends Drive to provide access to the proposed PSNH site.

Jeff Kevan, TF Moran: David Plante from PSNH is also here tonight: PSNH is looking to construct a facility at the end of Legends Drive behind the safety complex. The road was supposed to be constructed to the property line (192 linear feet). The applicant is requesting to waive the roadway impact fee and they will build the road with those fees.

J. Duffy: If the Board agrees, you can send your recommendation to the Council and then the applicant can come back for their site plan.

R. Duhaime: We don't have the building square footage; therefore we cannot calculate the exact roadway impact fee.

J. Duffy: We spoke with the applicant for an estimate and Dale spoke with them on the cost to construct the road.

D. Hemeon: There is existing gravel there. If I built the road it would be in the \$50,000 range. I don't know if I will build it or not. It was supposed to be built when the safety center was put in, but it came up 200 ft. short. They may give us the money to build the road.

J. Kevan: Sewer and water run through there so the cost includes utilities.

***N. VanScoy motioned to support the waiver request for roadway impact fees conditional that the Town Council grants the waiver. Seconded by R. Duhaime.
Vote unanimously in favor.***

COMPLETENESS

3. PAUL MAURAIIS (#09-25)

"Falcon Brook", 49 Mammoth Rd., Map 45, Lot 33-2

Site plan for the proposed construction of a 28-unit multi-family (7 buildings with 4 units each) development designed per Hooksett Workforce Housing regulations.

*N. VanScoy motioned to continue the completeness hearing until January 10, 2011. Seconded by C. Granfield.
Vote unanimously in favor.*

- 4. JOHN KELLY & STEPHANIE ROY (#10-11)**
“Heritage Family Credit Union”, 1337 Hooksett Rd., Map 25, Lots 18-1 & 18-2
Site plan for the proposed demolition of the existing structure and construct a 1-story 3,095 sq. ft. credit union with drive-thru and access off Lindsay Road.

*M. Cannata motioned to find the application complete. Seconded by N. VanScoy.
Vote unanimously in favor.*

J. Gryval: Dan go by the Thursday submission deadline per the regulations and Jo Ann will provide her Town Planner comments on Friday.

COMPLETENESS & PUBLIC HEARING

- 5. GRANITE HILL STORAGE (#10-15)**
1574 Hooksett Rd., Map 13, Lot 43
Amended site plan for a change of use to allow the sale of automobiles at the existing Granite Hill Storage facility.

Patrick @ Keach-Nordstom: The site is on the west side of Rte 3 PZ and groundwater resource conservation district. Dec 7, 2007 this property was before you for display and sale of utility trailers & display and rental of construction equipment. Tonight we are here for another change of use to take a portion of the display and sale of utility trailers and paint out 13 spaces for auto sales. There was concern from the 2007 approval for landscape. The appropriate variety and quantity were installed, however a few need replacement. Note 14 sheet 2 states the plantings that didn't take from the 2007 approval will be replaced in the spring. There is a discrepancy in parking counts; 1 per employee, + 5 additional + 2 spaces for mgrs. In 2007 we estimated 12-13 parking spaces for 5 employees. Now there is only one employee and we would need 8 spaces and only have 7. We have a waiver request for checklist items. We are not expanding or adding new pavement. The only work required is painting of parking spaces and replacement of plantings. The Conservation Commission is requesting a storm water report. I don't see the value in that. I could only show you what exists today and we aren't looking to change the site. We will have cars where the trailers are now behind the fence.

J. Gryval: You won't sell anymore trailers?

Patrick: Yes they will still sell trailers. There will only be a small portion for auto sales.

R. Duhaime: Hooksett was known for used car sales. I have never been in favor of expanding more used car dealerships. I don't see the benefit of this. Voters in past not interested in more auto sales.

F. Kotowski: I see this as expansion of use, not just a change of use. We did this same thing for Owen's Marine. It's not if we like it or not. We need to look at our regulations and act accordingly.

D. Hemeon: You have 13 spaces therefore 13 auto sales?

Patrick: Yes and staff recommended we paint spaces. No maintenance on site.

M. Cannata: Auto leakage, oil, anti-freeze? I would raise those as a concern. Trailers don't leak anything but autos do.

J. Gryval: For auto sales behind the fence (gated), you will need some type of no parking signs along Hooksett Road.

Nick, Facility Mgr.: I live in the apt. at the site and manage it. Our hours now are 6am-9pm. If approved for auto sales, the gate will remain open 24 hrs day unless the Town saw fit to close it. We recently installed security cameras and are comfortable with people to come in and out. As for leakage of auto anti-freeze, this site was previously approved for caterpillar equipment (also motorized equipment).

R. Duhaime: Owens was already approved for sales of trailers and boats, however this site is a storage facility. We are continuing to expand a storage facility.

N. VanScoy: To keep the PZ a viable place, I see this is a good plan and a way to show businesses that we do want them in our community.

M. Cannata: The type of vehicles you will sell should be a "quality" image you project. I would like some assurance that the vehicles are reasonably saleable and you are not renting them.

Nick: We will not rent autos or have salvage autos. They will be roadworthy "in-house" vehicles.

J. Duffy: I told them to choose the number of auto sales spaces, because if not specified then they may have twice as many as what the Board expected and they may park on grass.

F. Kotowski: Jo Ann has this company ever been cited for things that weren't done correctly?

J. Duffy: We had issues when they first did their site plan. They were in non-conformance with what the plan showed. Since Nick has become mgr. we have had no issues.

N. VanScoy motioned to find the application complete. Seconded by J. Mudge.

Vote in favor. R. Duhaime opposed.

Open public hearing

No Comments.

Close public hearing

J. Duffy: For the Conservation Commission concern to request a storm water report, I believe they thought there would be more paving, but there is not.

Patrick: One item in our waiver request is a drainage plan.

Nick: Since the storage facility was built we have had 35 RVs parked there. We already have those types of autos (oils & drippings) on the property.

N. VanScoy motioned to grant the waiver request for #9 site specific soils, #14 exterior lighting plan and proposed signs, #15 drainage plan, #16 pedestrian and automobile circulation plan, #17 construction detail drawings, #18 erosion control measures, #20 phasing AND #1-8 all sections other. Seconded by C. Granfield.

D. Tatem: 3 yrs ago we reviewed the drainage study for this site. They meet the requirements of the aquifer protection, because vehicles are parked on pavement and not gravel. I don't see any value for a drainage study/plan or anything that would affect the way water flows. They are only restriping the site.

Vote in favor. R. Duhaime opposed.

N. VanScoy motioned to approve the application conditional:

- All fees paid-in-full
- LCHIP check payable to Merrimack County Registry of Deeds is submitted to the Planning Dept.
- 2 mylars, 8 paper copies (22x34), 1 paper copy (11x17), and 1 digital
- Note 14 on plan revised – deadline of 6/30/11 for plantings
- Install no parking signs along Hooksett Road
- Paint 13 parking spaces for designated area of auto sales
- All waivers are noted on plan
- Note on plan “Approval of this plan shall expire four (4) years from the date of the Planning Board approval

Seconded by C. Granfield.

Vote in favor. R. Duhaime opposed.

OTHER BUSINESS

PRESCOTT HEIGHTS - BELIEZNA

Alden Beauchemin: I am doing one of the Beliezna lots for Ron Pellerin to construct a house. The problem is with the utility lines coming in. There are two sets of poles on the road. My client would like to hide a pole in the existing tree buffer and go underground.

R. Pellerin: My customer I am building the house for also bought the lot next door. I am not sure if he will build on that lot. We would be 12-15 ft. beyond the ROW and PSNH could still service it.

D. Tatem: Move the proposed utility pole closer to the property line for one pole crossing the road rather than two. This will save your client money. The pole doesn't have to be on the property line, because they can get a blanket easement.

Board consensus: Add utility pole.

Cranton Vernon

J. Duffy: Case is now closed.

ADJOURNMENT

*D. Hemeon motioned to adjourn at 7:20pm. Seconded by J. Mudge.
Vote unanimously in favor.*

ADJOURNMENT

Chair J. Gryval declared the meeting adjourned at 7:20pm.

Respectfully submitted,
Donna J. Fitzpatrick, Planning Coordinator