

**Official
As of 02/14/11**

**HOOKSETT PLANNING BOARD
MEETING MINUTES
HOOKSETT MUNICIPAL BUILDING
Monday, January 10, 2011**

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. Marshall, D. Hemeon, J. Mudge, T. Walsh, F. Kotowski. and Town Council Rep. N. VanScoy (arrived 6:05pm), B.Perry (arrived 6:15pm) and Y. Nahikian (arrived 6:40pm). Excused: T. Walsh.

REPRESENTING TOWN OF HOOKSETT

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

APPROVAL OF MINUTES OF 12/20/10

R. Duhaime motioned to approve the minutes of 12/20/10. Seconded by C. Granfield. Vote in favor. D. Marshall abstains.

DISCUSSION

1. PAUL MAURAS (#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). Variance needed for density.

Doug MacGuire, Woodland Design:

- May 2009 – approval for lot line adjustment
- August 2009 - conceptual discussion for remainder of property – 1) 12 standard multi-family units or 2) 32 workforce housing units. Board was in favor of workforce housing option.
- April 2010 – approval for 4-lot subdivision with 600 ft roadway to cul-de-sac
- June 2010 - special exception for wetland crossings and TRC modified design reduced to 30 workforce housing units.
- August 2010 - ZBA granted special exception for wetland crossings
- August-November 2010 - completed design for 28 workforce housing units

J. Duffy: The applicant had two choices: 1) 28-unit multi-family (only allowed 14, therefore they would need to go for ZBA variance for higher density) OR 2) workforce housing (applicant will need to provide workforce housing paperwork).

D. MacGuire: Day 1 we planned to do workforce housing; layout works well for this property - originally 32 units, then 30 and now 28. I have met with Fire; buildings will be sprinklered. We have minimized impact to buffer and wetland crossings. At TRC entrance and mailboxes, we now eliminated 2 units to total 28 units on 14.25 acres. Conventional units would yield higher profit, however they would be farther to the rear of the property. MDR zoning is restrictive to multi-family vs. standard subdivision. We have put substantial design money in this project for completeness and public hearing by the Board. If Board does not want workforce housing, then we would like to get the Board's support for more units under multi-family.

J. Gryval: I don't like to go above what is required for density. Doubling what is allowed is maximizing the site.

D. Marshall: Have we denied any workforce housing because we have met our share of them? If we have our share, why would we want to add to it? It is a good location; close to city and transportation & site suitable. However how much workforce housing do we need?

J. Duffy: The other workforce housing applicants were under the old 2007 Development Regulations. We would need to come up with numbers again for this year.

D. Marshall: At the time this applicant came to us for conceptual, we did not know if we had enough workforce housing. Since then we know this information.

D. MacGuire: There has been support for this project as recent as June 2010.

B. Perry: What tax revenue would we have?

J. Gryval: If we didn't have our share of workforce housing we could be more accommodating, but we have our share.

M. Cannata: What is the negative to having more workforce housing than is required? The space seems to dictate a better site for utilization of the land.

F. Kotowski: Will the units be sold and not rented?

D. MacGuire: For sale.

B. Perry: To me downsize the number of units. Will the amount of tax generated offset impacts to the Town?

D. MacGuire: Based on demographics, they will be townhouse style homes 1,100-1,200 sq ft on slab (no basement) with 2 bedrooms (end units could have 3 bedrooms). 2-story building with option to add garage under There are not a lot of townhouse style units in Hooksett. We are compacting multi units into the central part of the property vs. spreading out single family homes to the rear of the property.

N. VanScoy: The single-family home concept plan was invasive into the green space. This 28-unit workforce housing leaves a lot of green space and may attract professionals and individuals aging. If brought down to 2-family each, you may bring in people with children. We should speak to our assessor for taxation amounts. Workforce housing vs. variance, I would be curious how much a 4-unit townhouse row goes for vs. 2-unit row.

J. Mudge: What is the projected price of these units in this market?

D. Marshall: The price range is dependent on what the buyer is wanting. Therefore no idea on tax revenue. 2 bedroom allowance of one child per unit is the worst case scenario (28 children at a cost of \$8,000 per child for elementary).

R. Duhaime: I agree with Councilor VanScoy. If you compromise on the number of units, this may make your project move ahead.

B. Perry: I just estimated \$96,000 in tax revenue for 24 units, and the impacts would be \$97,000.

D. MacGuire: A Derry workforce housing project is at \$229,000-\$239,000 and has young professionals moving in.

N. VanScoy: You are allowed 14. What will happen to surrounding property values? Is your client looking for 1st option workforce housing, 2nd standard multi at 28 units or 3rd single-family? Has there been any input from EDC on this?

C. Granfield: I can bring workforce housing up to the EDC.

J. Gryval: Under the CUP workforce housing must remain that way for 30 yrs. I don't think the Board is going to double the density.

D. MacGuire: If the Board is willing to entertain this workforce housing project, then there would be no reason for me to go to the ZBA for variance in density.

J. Duffy: Cost of single family last year was \$232,000. I would assume townhouse would be less than that. Applicant should contact NHHFA for the numbers this year and talk to his builders for how many units to sell at a workforce housing price. Before the Board can make a final determination, the applicant needs to do more work.

D. MacGuire: We will go to ZBA on Feb 8th if we need to pursue a variance.

J. Gryval: This Board is inclined not to give you a letter in favor of 28-units standard multi-family.

F. Kotowski motioned to table this application until more information is provided. Seconded by D. Marshall.

F. Kotowski motioned to retract above motion. Seconded by D. Marshall.

F. Kotowski motioned to continue the discussion to February 14, 2011 conditional that prior to this date, the applicant obtains:

- ***Town Assessor tax revenue for each unit***
- ***EDC discussion on workforce housing***
- ***Determine sales value of each unit and impact on surrounding property values***

***Seconded by D. Marshall.
Vote unanimously in favor.***

DISCUSSION CONTINUED TO FEBRUARY 14, 2011.

COMPLETENESS

2. **McDONALD'S (#10-16)**
1254 Hooksett Rd., Map 30, Lot 26
Site plan for the proposed demolition of the existing McDonald's restaurant and to construct a new 1-story 4,442 sq ft McDonald's restaurant (100 seats interior, 15 exterior) with associated parking and drive-thru.

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

PUBLIC HEARING FEBRUARY 14, 2011.

PUBLIC HEARING

3. **CONTINUED TO FEBRUARY 14, 2011**
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.

OTHER BUSINESS

01-24-11 Planning Board Workshop on proposed zoning amendments for 2011

J. Duffy: Proposed amendments are mainly signage.

New Hooksett Website live 01-10-11 (www.hooksett.org)

C. Granfield: Overview to include individuals can subscribe to receive minutes, agendas and other information.

*M. Cannata motioned to adjourn at 7:25pm. Seconded by D. Hemeon.
Vote unanimously in favor.*

ADJOURNMENT

Chair J. Gryval declared the meeting adjourned at 7:25pm.

Respectfully submitted,

Donna J. Fitzpatrick,
Planning Coordinator