

**Official
As of 03/07/11**

**HOOKSETT PLANNING BOARD
MEETING MINUTES
HOOKSETT MUNICIPAL BUILDING
Monday, February 14, 2011**

CALLED TO ORDER

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

ATTENDANCE – PLANNING BOARD

Chair J. Gryval, Vice-Chair Robert Duhaime, Town Administrator, C. Granfield, M. Cannata, D. Marshall, D. Hemeon (arrived 6:05pm), J. Mudge (arrived 6:10pm), T. Walsh (left @ 7:50pm), F. Kotowski, and Town Council Rep. N. VanScoy (arrived 6:05pm).

Absent: B. Perry, and Y. Nahikian

REPRESENTING TOWN OF HOOKSETT

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

APPROVAL OF MINUTES OF 01/10/11 & 01/24/11

Robert Duhaime motioned to approve the minutes of 01/10/11. Seconded by F. Kotowski.

Vote in favor. T. Walsh abstains.

Robert Duhaime motioned to approve the minutes of 01/24/11 with edits. Seconded by C. Granfield.

Vote in favor. J. Gryval abstains.

2011 PROPOSED ZONING ARTICLE

ARTICLE 2

Amendment No. 1

Are you in favor of Amendment No. 1, as proposed by the Hooksett Planning Board, to amend Article 23 of the Hooksett Zoning Ordinance to change the Zoning District designation of a portion of Map 35 – Lot 7 & a portion of Lot 1-9 from the Commercial District to the Medium Density Residential District. That portion of said Map 35 – Lot 7 & portion of Lot 1-9 to be re-zoned under this amendment being bounded and described to wit:

Beginning at a point forming the southwesterly corner of the described parcel; thence running S71-04-50E a distance of 1169.64' to a point; thence, turning and running S78-25-32E a distance of 753.61' to a point; thence, turning and running N06-12-18W a distance of 599.62' to a point; thence, turning and running N06-27-03W a distance of 62.13' to a point; thence, turning and running S83-32-57W a distance of 400.00' to a point; thence, turning and running N88-28-32W a distance of 193.60' to a point; thence, turning and running N72-42-27W a distance of 569.87' to a point; thence, turning and running N77-25-22W a distance of 323.00' to a point; thence, turning and running N34-44-19W a distance of 743.47' to a point; thence, turning and running S74-00-05W a distance of 90.67' to a point; thence, turning and running S11-35-11E a distance of 934.10' to the point of beginning. Said portion of Map 35 – Lot 7 to be re-zoned containing 23.9 acres, more or less.

Open Public Hearing

Cindy Robertson, 33 Autumn Run: I am an abutter and am in favor of this zoning change.

Dave Scarpetti, landowner: I met with many of the abutters and have their favorable signatures for the zoning change.

Robert Duhaime: As long as the ridge-line is protected within the residential development, I am in favor of this zoning change.

Close Public Hearing

F. Kotowski motioned to send Amendment No. 1 to the voters. Seconded by M. Cannata.

Vote in favor. D. Marshall abstains.

DISCUSSIONS

1. EASTCOAST TOWING & RECOVERY

39 Londonderry Tpk.

Proposed parking and storage of tractor trailers.

Kevin Booker, East Coast Towing & Recovery, LLC: I applied Jan 3, 2011 for a change of use for the Ben Franklins' (lot owner) upper lot parking area. There is also a landscaping company on this site that was previously approved for a change of use. My change of use was denied because the Town thinks I am going to run a business from here, but I will not. Change of use proposed:

- *Electricity access - space #16 has a PSNH pole and we will drop a line with Utility Services to put on my own pole
- *Electricity use - diesel trucks in winter and lighting for employees accessing box trailer

- *Storage inside 48' box trailer – inventory of stock items needed for trucks include headlights, marker lights, one gallon oil jugs, one gallon antifreeze jugs, and windshield washer fluid
- *On-site storage – one tractor trailer, two flatbed tow trucks, and one permanent box storage trailer
- *No impounded vehicles on site
- *No service work/maintenance on site
- *Vehicle movement - tractor trailer leaves 5-8pm every night and comes back in morning (contract with US Postal), tow trucks move as needed. Employees will park their vehicle on site to swap for the vehicle they are using.
- *Phone calls – none on site only via personal cell phone
- *Site relocation – currently ½ mile south at Hebert property (unpaved and can be seen from by-pass 28) and want to relocate to the back portion of this site owned by Ben Franklin (paved and won't be seen from by-pass 28). We will access new site from by-pass 28.

J. Duffy: Peter and I reviewed the change of use. We did not approve it, because we did not know for sure if he is running a business and this would be an enforcement issue. The abutters Signature Press and Goulet have very attractive businesses. This would be seen by them. I went on-line and he has his business address as this proposed site. I think he should consider having a small office if his business will be operated there. The site currently has two separate businesses via a change of use: Ben Franklin Printers and a landscaping company operating out of the Dempsey Pipe site stores their materials here.

Robert Duhaime: We would like to see improvements on this site. This isn't going to benefit the Town without details to enforce.

C. Granfield: He is moving from down the road (same operation that is going on now) from an unpaved to this paved lot. As long as he stays within the parameters of what he is stating, I am OK with this.

Straw poll by Planning Board to allow EastCoast Towing & Recovery to lease portion of Map 49, Lot 10-1 for the purpose of storing/parking one tractor trailer, two flatbed tow trucks, and a permanent box storage trailer within the parameters noted above “*” and cover letter w/conceptual plan via a change of use vs. site plan (6:3 in favor):

N. VanScoy – yes (if OK with abutters)	M. Cannata – yes (if OK with abutters)
J. Mudge – yes	C. Granfield – yes
D. Marshall – yes	D. Hemeon – yes
J. Gryval – no	Robert Duhaime – no
F. Kotowski – no	

2. **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 03/10/11
 - Project update

Peter Holden, Holden Engineering: Provided project update to include permitting. Atty. David Campbell will address land donations and Development Agreement at future Board meeting.

***D. Marshall motioned to grant a 60-day extension to the 65-day deadline from the expiration of March 10, 2011 to May 9, 2011. Seconded by F. Kotowski.
Vote unanimously in favor.***

- 3. PAUL MAURAS (#09-25)**
“Falcon Brook”, 49 Mammoth Rd., Map 45, Lot 33-2
Site plan for the proposed construction of a 20-unit multi-family (5 buildings with 4 units each).

J. Duffy: Project down to 20 units. He will still need a ZBA variance, but he didn't want to go forward without your favor.

Doug MacGuire, Woodland Design: We significantly reduced the structure and building plan. We propose 20 units (5 buildings w/4 units each); 20'x30' units, 2 floors, 2 bedrooms, 1 ½ baths, and drive under garages. We will have a walking trail if the Board is in favor.

M. Cannata: It should be in perpetuity that there will be no extension in any direction for another owner to develop.

D. MacGuire: We are already exceeding our density requirements with 20 units on 14 acres.

F. Kotowski: You mentioned a walking trail in your conceptual. Who will cut the trees and create the trail?

***Robert Duhaime motioned to send a letter to the ZBA in favor of the ZBA granting a variance to increase the density from the allowed 14-units to the requested 20-units for a conceptual layout plan for the proposed construction of a 20-unit multi-family (5 buildings with 4 units each). Seconded by J. Mudge.
Vote unanimously in favor.***

PUBLIC HEARINGS

- 4. 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: Is McDonalds giving land for the DOT project? Your neighbor CVS gave their land.

Chris Rice, TF Moran: In the end McDonalds gets more land. There was a past error in the ROW. With me tonight are Adam Guilmette, McDonalds Corp. and Neil Haddad, franchise owner. This is an existing restaurant since 1974. We propose to demolish the old building and construct a 4,400 sq ft 100 seat larger building for kitchen and staff with impervious at 64%. For the cross-access between parcels we had a preliminary meeting with Merchants, but also wanted to discuss this with the Board. Not knowing the development that could go in next door, a cross-easement in McDonald's opinion is not desirable and unsafe.

Open public hearing

No comments.

Close public hearing

Waiver #1 – ACCESS LOCAL ROAD

Duhaime: right turn lost help traffic? Slip in only

Tatem: we haven't looked at that.

Chris: median does not come up to McDonald's site, don't know if this is the final DOT plan.

D. Marshall: how many lanes of travel once DOT project 2 north and 2 south, cut across 2 lanes to make left entrance.

Tatem: we could meet with DOT and discuss it.

Adam: redesign lot circulation via Martins' ferry.

Marshall: make island restrictive on your property to control exiting and entering if no DOT island.

J. Duffy: Fire and Dale didn't want to see island. Include fire, Dale and relook at entrance.

Duhaime: mimic CVS site for

Chris: DOT wanted me to make island larger.

Waiver #1 – Article 10-A.G.1 (c) – local road access

Board consensus: need more info.; waiver tabled.

Waiver #2 Article 10-A.G.1 (e) – cross-access

J. Duffy: McDonalds, Chris Rice, and Merchants met. The easement from McDonalds would be very restrictive, because they don't know the abutting use. Merchants is open to reviewing a draft easement.

N. VanScoy: As a pedestrian and consumer, I appreciate the cross-access. I think it is good for all businesses in the PZ.

A.Guilmette: The abutting use is not the only factor. We have designed our site to get traffic onto Martins Ferry Rd. A cross-access will bring more traffic from the abutter and could back-up our drive-thru.

J. Duffy: Merchants also owns the backside of McDonalds. They did say they are willing to negotiate with McDonalds if additional land is needed.

F. Kotowski: It is a bad idea for this type of business to funnel more traffic from the abutter.

J. Gryval: I would like our attorney to review the cross-access language to see if it is acceptable or not.

Waiver #3 Article 10-A.G.2 (h) – reduction in parking spaces

*N. VanScoy motioned to grant waiver #3. Seconded by C. Granfield.
Vote unanimously in favor.*

Waiver #4 Article 10-A.H.3 (a) (2) – front landscape width area

C. Rice: We will have a temporary construction easement. After improvements it is proposed to have the streets trees 10 ft off roadway. After tonight's recommendation from the Board, we will move them back farther.

*Robert Duhaime motioned to grant waiver #4. Seconded by M. Cannata.
Vote unanimously in favor.*

Waiver #5 Article 20-A.B.12 – additional identification sign and signage in excess of 32 sq ft

*D. Hemeon motioned to grant waiver #5. Seconded by F. Kotowski.
Vote unanimously in favor.*

D. Tatem: At the conceptual hearing, menu boards, etc. are not part of the signage.

Board consensus: Menu boards are not part of signage.

J. Duffy: They do need a waiver for directional vs. pylon.

C. Rice: We will make it monument and then no waiver is needed.

Waiver #6 11.09.5 – driveway grades

F. Kotowski motioned to grant waiver #6. Seconded by D. Marshall.

Vote unanimously in favor.

Waiver #7 11.09.11 - sight distance

*D. Hemeon motioned to grant waiver #7. Seconded by D. Marshall.
Vote unanimously in favor.*

Waiver #8 11.13.2 (e) - pre & post dev. drainage model

*D. Hemeon motioned to grant waiver #8. Seconded by C. Granfield.
Vote unanimously in favor.*

Waiver #9 11.13.2 (h) - 3 ft cover over drainage pipes

*Robert Duhaime motioned to grant waiver #9. Seconded by D. Marshall.
Vote unanimously in favor.*

Waiver #10 11.13.2 (k) - TSS

*D. Marshall motioned to grant waiver #10. Seconded by Robert Duhaime.
Vote unanimously in favor.*

Waiver #11 11.13.2 (y) - .25 ft drop in drainage structures

*D. Hemeon motioned to grant waiver #11. Seconded by Robert Duhaime.
Vote unanimously in favor.*

Waiver #12 11.20 – no traffic analysis

*Robert Duhaime motioned to grant waiver #12. Seconded by D. Marshall.
Vote unanimously in favor.*

Waiver #13 checklist item 28 – soils information

*D. Marshall motioned to grant waiver #13. Seconded by D. Hemeon
Vote unanimously in favor.*

Waiver #14 checklist item 50 – storm drainage plan

*D. Marshall motioned to grant waiver #14. Seconded by Robert Duhaime.
Vote unanimously in favor.*

A.Guilmette: HVAC rooftop system will not be visible, because we will have roof walls.

D. Tatem: Add address to the existing pylon sign or a waiver is needed

N. VanScoy: I still do not like the design of the doors on Hooksett Rd. To me that is the part of building you will see. You need something to break it up.

D. Tatem: #82 on my review letter, sheet E-1 proposed DOT easements, this is a catch 22. The regulations require existing and proposed easements on the recorded site plan, however the easements may not be completely determined yet (DOT project).

A.Guilmette: As a condition of approval, McDonalds does a survey after approval. Also the proposed dining room will be open 24 hrs as well as the drive-thru.

C. Rice: There will be no indoor/outdoor play area at this site.

WAIVERS #1-14 ABOVE PER RSA 674:44 (III) (E) (2).

PUBLIC HEARING CONTINUED TO MARCH 7, 2011.

**5. 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.

Peter Holden, Holden Engineering: I am here with Randy Martel (HFCU), John Sokul (HFCU Atty.), John Kelly (landowner), and Dave and Tom Osborne (interested in parcel next door). Stephanie Roy is the owner of lot 18-2 on Lindsay; she owns land where fence is located. John Kelly's previous auto dealership lot 18-1 is for our parcel. Next door there are 10 service bays and a back parcel. Customers can enter via Rte 3 from both direction, but only north when exiting onto Rte 3. We are negotiating an easement with Stephanie Roy to access her property out onto Lindsay Rd for customers to use that traffic light. Most of the traffic will enter via Rte 3 and drive thru the back of the building to exit via Lindsay Rd. traffic light. Landscape plan from commercial site to abutting residential, we will clear some trees on Lindsay for site and planting low growing junipers maintained by HFCU. We are adding trees to block parking lot from lot 18-2. Building will have a colonial look; brick with clapboard gable. Access to adjoining parcel, Dave & Tom Osborne are considering relocating their Hooksett Agway store to lots 10 & 11 and have cross-access to back of HFCU onto Lindsay Rd.

Open public hearing

Tom Osborne, Agway: We propose a 25 ft buffer for access to the back lot.

J. Duffy: It would also require another easement from Stephanie Roy's property.

Tom Osborne: We propose one easement widened for both businesses to use.

D. Marshall: Now you are asking HFCU to move their access further up the road.

J. Mudge: Having two different accesses onto Lindsay Rd. doesn't make sense.

J. Gryval: Could Oak Hill Rd (private) be expanded further to give access to lot 11. I don't want to see all these business dumped onto a residential street (Lindsay Rd).

Robert Duhaime: Even if did not know about Agway, I would be asking HFCU for a cross-access easement.

John Kelly, landowner: I have sold 30-35 cars at that site and it is not bad to get out onto Oak Hill to cross the 2 lanes on Rte 3 to go south.

D. Tatem: I spoke with Rich Radwanski @ DOT on the phone. He had some concern of access onto Rte 3 and he agreed right in and right out. At Lindsay Rd. traffic signal no restriping, but maybe some minor timing changes. We are requiring they do the traffic study. #19 right in and right out on Rte 3 would not have an objection to waiver for access onto Rte 3. #27 lighting, access at residential has increased lighting.

Waiver #1 10-A.I – sign standards

D. Marshall motioned to grant waiver #1. Seconded by F. Kotowski

Vote unanimously in favor.

Waiver #2 checklist #28 – soils information

D. Marshall motioned to grant waiver #2. Seconded by C. Granfield.

Vote unanimously in favor.

Waiver #3 Part I Section 16.2 (d) (10) – outdoor lighting

Board consensus: Table this waiver pending Town Atty. review of access easement.

Waiver #4 Part I Section 11.13 (2) (h) – drainage system

D. Marshall motioned to grant waiver #4. Seconded by J. Mudge.

Vote unanimously in favor.

Waiver #5 Part I Section 11.09 (5) – driveway grades

D. Marshall motioned to grant waiver #5. Seconded by C. Granfield.

Vote unanimously in favor.

Waiver #6 Blue Book Driveway Standards

Robert Duhaime motioned to table waiver #6 pending Town Atty. review of access easement. Seconded by D. Marshall

Vote unanimously in favor.

Waiver #7 Section 10-A (G) (c) – access from local road

Robert Duhaime motioned to table waiver #7 pending Town Atty. review of access easement. Seconded by M. Cannata.

Vote in favor. Opposed by N. VanScoy, J. Gryval, and F. Kotowski. Motion carried.

Waiver #8 Section 11.20 (1) – long format traffic study

D. Marshall motioned to grant waiver #8. Seconded by N. VanScoy.

All opposed. Motion failed.

WAIVERS #1-8 ABOVE PER RSA 674:44 (III) (E) (2).

PUBLIC HEARING CONTINUED TO MARCH 7, 2011.

OTHER BUSINESS

Budget Committee

J. Duffy: The Budget Committee reduced mileage amount for ZBA members. I contacted Marc Miville and he doesn't know for sure, but more than likely this will be addressed at this Thursday Budget Committee for the Planning Board as either mileage reimbursement or a stipend. Board members would submit reports for mileage reimbursement. Meeting totals are ZBA 11, Conservation 11, Budget 13, Council 20, and Planning Board 22. This Board has more meetings than any other Board. Many of you also come to CIP, TRC, or other things to total 22+ meetings. I think it is unfair to have this as a mileage issue. The 2000 budget line item had "travel". Now it has become a mileage line. It should be payment to the Board for work you did.

C. Granfield: I will bring it back to the Council for guidance on stipend or mileage. Administrative Code does not state anywhere "stipend" if Council decides stipend, than the Code should be updated.

6. NH Ten-Year Transportation Improvement Program

J. Duffy: Provided overview.

D. Marshall: Dollar match?

J. Duffy: Impact fees.

7. Recommendation for Development Regulation Waivers

J. Duffy: Provided overview of Town Atty. suggested waiver form.

Autozone

J. Duffy: Project is now moving ahead.

Kiwanis – Individual Volunteer of the Year.

F. Kotowski: Dick Marshall was named the individual volunteer of the year. I invite you to attend an event on April 9th.

ADJOURNMENT

*N. VanScoy motioned to adjourn at 9:20pm. Seconded by F. Kotowski.
Vote unanimously in favor.*

ADJOURNMENT

Chair J. Gryval declared the meeting adjourned at 9:20pm.

Respectfully submitted,

Donna J. Fitzpatrick,
Planning Coordinator