

**Official
As of 05/16/11**

**HOOKSETT PLANNING BOARD
MEETING MINUTES
HOOKSETT MUNICIPAL BUILDING
Monday, May 2, 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, D. Marshall, M. Cannata, J. Mudge, F. Kotowski, T. Walsh, Town Council Rep. N. VanScoy (arrived 6:08pm), and D. Urquhart (arrived 6:20pm).

Excused: Y. Nahikian.

Absent: B. Perry.

REPRESENTING TOWN OF HOOKSETT

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

APPROVAL OF MINUTES OF 04/04/11

M. Cannata motioned to approve the minutes of 04/04/11 with edit to list N. VanScoy excused. Seconded by Robert Duhaime.

Vote 4 in favor. Chair J. Gryval, D. Marshall, Town Administrator C. Granfield, and T. Walsh abstain. Motion carried.

NON-PUBLIC SESSION PER RSA 91-A:3 II (e)

Enter non-public session - RSA 91A:3 II (e) at 6:05pm

Robert Duhaime motioned to enter non-public session per RSA 91A:3 II (e). Seconded by M. Cannata.

Roll call

N. VanScoy – arrived at 6:08pm

M. Cannata – yes

J. Mudge - yes

C. Granfield - yes

J. Gryval – yes

Robert Duhaime – yes

D. Marshall – yes

D. Urquhart – arrived at 6:20pm

F. Kotowski – yes

T. Walsh – alternative non-voting member tonight

Exit non-public session - RSA 91A:3 II (e) at 6:20pm

N. VanScoy motioned to exit non-public session per RSA 91A:3 II (e). Seconded by C. Granfield.

Roll call

N. VanScoy – yes

M. Cannata – yes

J. Mudge - yes

C. Granfield - yes

J. Gryval – yes

Robert Duhaime – yes

D. Marshall – yes

D. Urquhart – arrived at 6:20pm

F. Kotowski – yes

T. Walsh – alternative non-voting member tonight

**REQUEST FOR RECONSIDERATION OF THE 4/4/11 PLANNING BOARD
DENIAL OF WAIVER REQUEST TO ELIMINATE SPRINKLER SYSTEM**

1. DONALD WINTERTON (#10-02)

10 Prescott Heights, Map 48, Lot 19-4

Waiver request to Development Regulations section 11.12.1 (Street System – Roadway Requirements) sprinkler system requirement for single family homes.

Donald Winterton: I am building on a lot within a 6-lot subdivision that does not have Town water. There are no regulations that allow any building to be grandfathered. My first appearance before this Board was in March and I was asking for fairness. I am 75 ft from the road and have built my home with the best construction and best smoke detector system. I just want to be treated fairly. The CEO determined that the conditions of approval did not extend to the parent lot. It was told to me from this Board that sprinkler systems are part of the regulations for the entire subdivision and clearly that did not happen. I just want to be treated fairly. The words are “shall” and “6-lot subdivision”. What I think happened is when I identified an error by the Town of Hooksett, the Town’s reply is “how do we cover it up” and “how does this guy go away”? I am not the guy who will go away. I can discuss remedies. No work has been done in my house for two weeks and sheetrock is sitting on the floor.

J. Gryval: Tonight is not a public hearing, but for the Board to vote on a reconsideration hearing to be scheduled for a later date.

F. Kotowski motioned to grant a public rehearing on 5/16/11 for reconsideration of the 4/4/11 Planning Board denial of waiver request to eliminate sprinkler system. Seconded by D. Marshall.

Vote 8 in favor. Robert Duhaime opposed. Motion carried.

RECONSIDERATION HEARING SCHEDULED FOR MAY 16, 2011.

EXTENSION REQUEST & DISCUSSION

2. **AUSTIN WOODS (#08-02)**
South Bow Rd. & Mountain View Rd., Map 12, Lots 13 & 14-4 AND
Map 16, Lot 53
- Extension to 65-day deadline (expired on 11/16/2009)
 - Project update

Nathan Chamberlain, Engineer @ Eric Mitchell & Assoc.: We originally met with several Boards. In December 2008 we filed for an AOT permit but were eventually denied. We had to redesign to comply with the new AOT rules and filed a new application last week and are awaiting their review. In August 2009 we were accepted (found complete) by this Board. We asked for one extension to the 65-day deadline to 11/16/2009. February 2010 was the last submission, however did not present it to the Board. We do not have substantial changes to the Board plan. We have been working on the drainage system. I had a meeting in February 2011 with Jo Ann, Dan, and the road agent as the new engineer on this project. We would like to be extended 60-days to finalize the plans and to present to the Planning Board.

J. Duffy: The Austin Woods developer contracted with Eric Mitchell's office and has had two different contact engineers. Their AOT permit application stalled them for a long time. Nate took over the old engineer and since he has been working behind the scenes to get the project moving forward. I recommend the Board extend an additional 90 days.

D. Marshall: Procedural are we in a bind.

D. Marshall motioned to grant a 90-day extension to the 65-day deadline to July 31, 2011. Seconded by Robert Duhaime.

Robert Duhaime: How long will it be until you get your AOT permit?

N. Chamberlain: By end of this month and we can turn around the plans by mid-June.

Vote unanimously in favor.

SPECIAL EXCEPTION

3. **DOMIDE**
15 W. Stearns Avenue, Map 44, Lot 22
Special exception per Article 26:C.2 to allow the enlargement of a single-family home which does not conform to the applicable setback where the proposed enlargement will not increase the existing non-conformity.

D. Marshall motioned to send a favorable memo to ZBA for special exception per Article 26:C.2 to Map 44, Lot 22. Seconded by N. VanScoy.

D. Marshall: There is now a new owner. The previous owner put on the addition.

Vote unanimously in favor.

COMPLETENESS

4. PSNH (#10-17)

Off Legends Drive, Map 25, Lot 80

Site plan for the proposed PSNH Transmission Construction, Test and Maintenance (CT & M) Facility. This will compose of the construction of a one-story office, garage, and warehouse building. It will provide PSNH with 17,700 sq ft of office, 39,400 sq ft of warehouse, and 10,250 sq ft of mezzanine as presently composed.

J. Duffy: This item is for completeness only tonight.

Nick Golon, Project Mgr. @ TF Moran: I am here on behalf of PSNH. I have graphics with me if needed. We were before the Board in early February for a waiver of roadway impact fees in lieu of the funds being used for the construction of road "A" and have since obtained Town Council approval for this. I believe the application is complete.

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

PUBLIC HEARING SCHEDULED FOR JUNE 6, 2011.

COMPLETENESS & PUBLIC HEARING

5. HEFFRON ASPHALT CORP. (#11-02)

Hackett Hill Rd., Map 13, Lots 57 & 58

Lot line adjustment.

D. Tatem: Tonight I received a message from a gentleman who said the applicant would not be attending this meeting.

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

PUBLIC HEARING SCHEDULED FOR MAY 16, 2011.

OTHER BUSINESS

6. HERITAGE V BOND - DPW

C. Granfield: This project had two phases with two different bonds each approximately \$147,500+. Allstate Builders (developer) is not completing their work on the roadway. There are letters to attorneys seeking further information. Allstate Builders indicated they can go forward and build, however it is now in the attorney's hands. This may go to court pending what information is received by our Attorney. The bonds are in place. Now we need to determine what can be done.

D. Tatem: In a letter from Atty. Buckley, the bonds are from two different companies. One of the companies did not originally recognize Atty. Buckley's letter, however he now has received reply letters from both companies. What do you want Stantec to do with this?

C. Granfield: At this point we will get both letters and have staff complete information and then send to our Attorney for review. I will make sure Stantec gets both letters.

7. FARMERS' MARKET SIGN

J. Duffy: The Farmers' Market is moving this summer to the Hooksett Landing site at 1292 Hooksett Road. What is distributed tonight is sample signage. We can do a temporary sign in this zone, but there is a time limit. I wanted to check with the Board on this signage during the summer months; July 6th first day of market and last day is Sept 28th. We still need to get the OK by the property owner. A sign permit is \$16.00.

J. Duffy: July 6th first day of market and last Sept 28th. We would like sooner than July 6th but would take down weekend of Sept 28th.

Robert Duhaime motioned to grant a temporary free-standing Farmers' Market sign at 1292 Hooksett Road (Shoppes at Hooksett Landing). The posts may remain permanent in the ground, however the signage will only be allowed during the period of June 15th to September 30th. Specific signage location to be determined. Seconded by D. Marshall.

Vote unanimously in favor.

8. PINNACLE PARK PLANNING GROUP – UPDATE

Mike Horne, 1 Monroe Dr.: I am on the Parks & Recreation Advisory Board. Last fall there was an agreement to purchase the Pinnacle property. The Parks & Recreation Advisory Board and Conservation Commission will determine how to make this town property more accessible to the residents of Hooksett. We started to get input from residents on both sides of the Pinnacle. At our first public hearing, 28 residents came. We received approval from the Town Council to use \$25,000 in recreation impact fees for the purchase of gravel for the road to the parking lot. We are having a site walk on Saturday, May 7th, to see what the property looks like and get suggestions to move ahead. The "Kiwanis" trails keep in-sink with other committees. The impact fees must be used

or committed by this December. There is also a potential for the purchase of Quimby Mtn. land for a soccer field. One concern is if this Pinnacle plan goes too slow, we may not be able to use the impact fees.

F. Kotowski: Was there a recreation trail grant with the State?

M. Horne: The Pinnacle was bought by the Conservation Commission and rails/trails.

D. Urquhart: Will the parking lot need to be maintained in winter?

M. Horne: We talked about closing the site in winter – 8-10 spaces. There is another concept for an access road further up from Birch Hill where it is a straight away.

N. VanScoy: For the Town purchasing land, the Council's preference is to abide by the Town regulations as best you can. Use the groups (boards/committees) for what they are there for. The Planning Board looks at plans for what may be right and what may need improving. There is a lot of experience on this Board. Arden Dr. is how I accessed the Pinnacle the one time I was up there. Are you planning on any signage to make sure they go up the correct way?

Robert Duhaime: Clay Pond was purchased via Bear Paw. We have to be careful to follow the conditions set by Bear Paw.

Kathie Northrup, Chair of Heritage Commission: At the recent public hearing with the Pinnacle abutters, they said the water precinct built a little building on Arden Dr. and didn't consult with them on the design. The Pinnacle is the first natural site to register as historic. We may have future historic signs (i.e. site was used for a carriage trail). This is a nice Hooksett story.

M. Horne: We will get with the water district; another place may be used for parking.

***N. VanScoy motioned to adjourn at 7:05pm. Seconded by D. Marshall.
Vote unanimously in favor.***

ADJOURNMENT

Chair J. Gryval declared the meeting adjourned at 7:05pm.

Respectfully submitted,

Donna J. Fitzpatrick,
Planning Coordinator