

**Official
As of 08/01/11**

**HOOKSETT PLANNING BOARD
MEETING MINUTES
HOOKSETT MUNICIPAL BUILDING
Monday, July 11, 2011**

CALLED TO ORDER

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

ATTENDANCE – PLANNING BOARD

Chair John Gryval, Dick Marshall, Martin Cannata, Jack Mudge, Frank Kotowski, Town Council Rep. Nancy VanScoy, Mark Messina, and Town Administration Rep. Leo Lessard (DPW Director).

Excused: Town Administrator.

Absent: Brendan Perry, Tom Walsh, and Yervant Nahikian.

REPRESENTING TOWN OF HOOKSETT

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

APPROVAL OF MINUTES OF 06/20/11

D. Marshall motioned to approve the minutes of 06/20/11. Seconded by M. Cannata. Vote in favor. N. VanScoy and F. Kotowski abstain. Motion carried.

ELECTION OF OFFICES

D. Marshall motioned to nominate John Gryval for Chair. Seconded by F. Kotowski. Vote unanimously in favor.

M. Cannata motioned to nominate Dick Marshall as Vice-Chair. Seconded by F. Kotowski.

Vote unanimously in favor.

DISCUSSION

- 1. ALL OR NOTHING, LLC (#09-12)
254 West River Rd., Map 17, Lot 36
Compliance with excavation plan(s).**

Matt Peterson, presenter, and MJ & Marty Coronis, owners.

M. Peterson: The site is the Pizza Man on Rte 3A. They were here last year for approval on the dance studio and improvements for their existing business. Last fall was

a nightmare with the banks. For construction there is no ledge on the slope, however the bank thought the ledge and bond didn't make sense. Marty came across excavation with a \$20,250 bond and removed the slope material. This confirmed there was no ledge. They were told their loan was approved in December, but then it was denied. I know this information, because I have been working at their shop for this last year. This spring they were a couple weeks away to get everything in place. Terracon has provided plan (see Terracon letter dated 7/8/11). They have an existing good business and they want their site cleaned up. Marty was in a serious car accident 30 days ago. These may sound like excuses, but we are moving forward. Within 7 days Terracon will have three (3) different options for Dan to review. They will submit the \$2,000 to Stantec for review of plan(s). If you want to pull the \$20,250 bond in place now, Dan can go over if that will cover the work out there. Marty & MJ are doing the best they can. We understand the concerns of the south abutter Tom Cote.

D. Tatem: The plans you have in front of you are from Kevin Leonard at Northpoint Engineering with a letter dated 6/27/11. I spoke with Kevin and told him the plans should be from a geo tech due to the slope. I thought Kevin's option was an aggressive approach. We received an e-mailed copy today of the 7/8/11 Terracon letter. It is not a solution. It just states what is out there. The 7 days mentioned begins when?

M. Peterson: 7 days from today.

D. Tatem: Once we get the review funds and Terracon's plan, we will turn it around as quick as we can.

J. Gryval: So the plan from Kevin is probably not what will go forward?

M. Peterson: Correct. Terracon is the geo tech and will provide the stamped plan(s).

J. Gryval: We don't have a plan to decide on tonight. Square it away with Terracon.

J. Duffy: Mr. Cote the south abutter is here tonight and would like to speak.

Tom Cote, 246 West River Road: My property is just south above the steep slope. I need a clear definition of the 25 ft buffer from my property line. This was excavated out. It was supposed to be a gentle slope 25-30 ft. I was promised by the Pizza Man owners that they would restore my privacy. This new plan from Northpoint has the slope from my property line down. My understanding was there was not supposed to be too much of a slope from 25 ft from my property line. I need a clear understanding of the original plan and how this new plan plays into that.

J. Gryval: They are to provide you with a buffer.

J. Duffy: The old plan showed a tree line in most of the 25 ft buffer and that tree line is now gone. The 25ft undisturbed buffer wasn't called out on the plan. I recommend some sort of buffer be put back in.

M. Peterson: The landscape plan shows the buffer taken out to the property line and then put back in.

J. Mudge: Mr. Cote, did you lose trees in the storm.

T. Cote: Not really; maybe three in that corner. I lost a lot more than that on other areas of my property. They dug, from what I understand from the original plan, 20 ft from my property line toward the Pizza Man building. Within a couple feet of my property line there is a sheer drop-off to where the retaining wall was going to be.

J. Gryval: I took a ride up there and the slope does need attention soon.

M. Peterson: We propose a 2:1 slope to his property line. We will meet with Mr. Cote before we come back here and come back to the Planning Board with a new grading plan.

F. Kotowski: Is it reasonable to think the Terracon plan will be in your hands within 2 weeks?

M. Peterson: I will do my best to be back here at your next meeting on August 1st.

F. Kotowski: This issue should not go on too long.

J. Gryval: Come back to the Planning Board on August 1, 2011 for a Planning Board decision on the excavation/grading plan. Prior to that make sure you get the plans to staff, and Stantec in time and that they have reviewed it. Also make sure you have met with the south abutter Tom Cote on his concerns.

J. Duffy: Abutters will need to be notified.

EXTENSION REQUEST

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 (expires on 07/31/2011)

J. Duffy: The last time this applicant was here (05/02/11) you granted him an extension (07/31/11). Their AOT permit had been denied, but they have since received the AOT permit. We (Stantec and Town Planner) met with them today to go over final comments on their project. Dan and I are in favor of the 90-day extension.

M. Cannata motioned to grant a 90-day extension from 07/31/11 to 10/29/11.
Seconded by F. Kotowski.
Vote unanimously in favor.

SPECIAL EXCEPTION

**3. ELWIN BLAKE ESTATE (BETTE L. BLAKE TRUSTEE/EXECUTOR)
26 Londonderry Tpke., Map 49, Lot 47**

Special exception per Article 11:B.2.a to allow commercial use in the industrial zone.

Jennifer McCourt, McCourt Engineering and Paul Scarpetti.

J. McCourt: The lot is south of East Point Dr., and south of Beaver Brook Rd.. The lot is just over an acre. We propose an office space building (distributed conceptual pictures).

P. Scarpetti: It would be a colonial style building with 8,000 sq ft and one occupant (mortgage company).

J. McCourt: We are requesting a special exception and the parking and lighting will fall under the Development Regulations. The area has other retail commercial uses (south property received same exception and has a church and pizza restaurant). The small size of our lot leans more towards commercial vs. industrial. The area has many uses with more retail commercial than industrial. We are looking to meet all other regulations and it is an appropriate location for this use.

J. Gryval: Is there a building there now?

P. Scarpetti: Yes there is a vacant home and we will tear it down.

F. Kotowski: Where the sign is now?

P. Scarpetti: No across the street.

J. Duffy: I saw an e-mail today from Peter Rowell, CEO to Kathie Northrup, Chair Heritage Commission. Our Development Regulations now include a Demolition Regulation (Section 17). I think this is a good use for this site and it will add to the neighborhood.

D. Marshall motioned to send a letter to the ZBA that the Planning Board has no objections and is in favor of the ZBA granting the special exception. Seconded by M. Cannata.

Vote unanimously in favor.

J. Duffy: Jennifer make sure you touch base with Kathie Northrup before tomorrow night's ZBA meeting.

N. VanScoy: How high will the conceptual building be?

P. Scarpetti: 30 ft high.

COMPLETENESS

**4. L&R REAL ESTATE DEVELOPMENT, LLC (#11-04)
1125 Hooksett Rd., Map 41, Lot 12**

Site plan for the proposal to demolish the existing structure on site and construct a 2,500 sq ft 4-bay car wash (2 self-service and 2 automatic bays) with associated parking and driveway.

Wayne Morrill, Jones & Beach Engineers and Tony Crawford, Circle T Carwash.

J. Gryval: You mention in your plan for the building to be removed, however there is no building on site.

W. Morrill: It should be foundation to be removed. I will update the plan.

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

OTHER BUSINESS

Change of Use – 1348 Hooksett Rd.

J. Gryval: Change of use letter from Building dept. states 1348 Hooksett Rd. now approved for retail auto sales. Normally when this comes up, there are concerns with oil drainage.

J. Duffy: The existing building was previously approved for John Kelly's Auto Wholesalers detailing of just his cars. He then rented the building to Athena Marble for wholesale and some retail use then they moved out. These two guys came in for sales of used autos. I met with John Kelly's rep. Paul Miller and went over with him what we would like to see there for changes to include striping and other things around the building. John Kelly didn't have an applicant for the site. It is limited to 15 vehicles on the site. Peter and I approved it as a change of use. They would need to abide by the stipulations in the Change of Use letter before they move in.

Appointment of Town Administration Member

J. Gryval: Referred to 6/22/11 memo from Carol Granfield, Town Administrator, appointing Leo Lessard (DPW Director) as the new Town Administration member to the Planning Board.

*D. Marshall motioned to adjourn at 6:30pm. Seconded by J. Mudge.
Vote unanimously in favor.*

ADJOURNMENT

Chair J. Gryval declared the meeting adjourned at 6:30pm.

Respectfully submitted,
Donna J. Fitzpatrick,
Planning Coordinator