

Official

**HOOKSETT PLANNING BOARD MEETING
HOOKSETT TOWN HALL CHAMBERS (Room 105)
35 Main Street
Monday, November 17, 2014**

MEETING CALLED TO ORDER AT 6:00 P.M.

PLEDGE OF ALLEGIANCE

INTRODUCE MEMBERS OF THE BOARD

PRESENT: D. Rogers (Chairman), Dick Marshall (Vice-Chairman), P. Scarpetti, T. Prasol, Frank Kotowski, T. Walsh, and D. Winterton (Town Council Rep.)

ALTERNATES: Muamer Durakovic and Michael DiBitetto

STAFF: Carolyn Cronin (Assistant Town Planner)

APPROVAL OF MINUTES OF 11/3/14

November 3, 2014 Regular Meeting – *D. Marshall motioned to approve the November 3, 2014 regular meeting minutes. Seconded by T. Prasol. T. Walsh abstained due to not being in attendance at the November 3, 2014 meeting. Motion carried.*

COMPLETENESS & PUBLIC HEARING

1. TWENTY-EIGHT ACRES MANAGEMENT, LLC (Plan #14-19)

1160 Hooksett Rd, Map 39, Lot 36

Condo conversion to convert the existing property into a land condominium. No new improvements are proposed.

Joe Wichert: I am here on behalf of Twenty-eight acres land condominium. Bruce Letendra and Attorney Uchida from Hinckley Allen, & Snyder LLP are in the audience. Twenty-eight Acres Management, LLC owns Lot 36 on Tax Map 39. As configured it is almost a 2-acre lot, has about 678' of frontage on Rt. 3, and is a fully improved site. Currently there are 4 main uses. There is a mobile home park, day care center, state-of-the-art storage, and in the southeast corner an existing 3-family dwelling. The properties all have existing utilities, and municipal sewer and water. The main access point is through Zachary Drive. That also services the lot on the south side of the road which is currently Shooters Outpost. The proposal is a condominium conversion to change the form of ownership to allow for the four uses to be sold off individually. Unit A is the existing day care center which as reconfigured, if approved, would be 38,321 sq. ft. Unit B, which is the 3-family dwelling would be reconfigured to have 24,023 sq. ft. Unit C is the existing state-of-the-art self-storage facility and that would have approximately 3.8 acres. Unit D, which is the mobile home park, would be reconfigured to have 16.2 acres. We have submitted a part of our application, and the condominium documents and by-laws to the town. JoAnn and Carolyn forwarded those to the town attorney. There were a couple of minor comments that were suggested. Attorney Uchida's office has made those

changes, resubmitted the revised documents to the town attorney, and I believe the town attorney is satisfied with the changes as proposed. Basically, the form of ownership would be change and the existing infrastructure would be maintained. Zachary Drive would stay as common land with the private right-of-way for the southerly lot, Lot 39, and would still have the right to use Zachary Drive as they always have. We put a limited common access strip on the existing paved driveway that services the day care center, the three-family dwelling, and the self-storage facility. All of the existing private driveways in the mobile home park will stay the same. They are incorporated into a 16-acre unit.

D. Rogers: Is there any input from staff?

C. Cronin: The town attorney reviewed the documents and is okay with the changes, so we are okay with it.

D. Rogers: Is he okay with the condominium conversion, overall?

C. Cronin: Yes.

D. Marshall motioned to find Twenty-Eight Acres Management, LLC (Plan #14-19), 1160 Hooksett Rd., Map 39, Lot 36, condo conversion to convert the existing property into a land condominium, complete. Seconded by F. Kotowski. Motion carried unanimously.

D. Rogers: Does the state get involved with this in terms of the condominium documents?

Attorney Richard Uchida (Hinckley Allen, & Snyder LLP): Not if there are no individual condominium units being created. For example, had the trailer park been condominiumized the answer would have been yes.

D. Rogers: Those are one condominium unit in its entirety, as opposed to individual homeowners or association members?

R. Uchida: Correct.

Open public hearing.

No public comments.

Close public hearing.

D. Marshall motioned to approve Twenty-Eight Acres Management, LLC (Plan #14-19), 1160 Hooksett Rd., Map 39, Lot 36, condo conversion to convert the existing property into a land condominium. Seconded by P. Scarpetti. Motion carried unanimously.

EXTENSION REQUEST

2. FAULKNERS LANDSCAPING & NURSERY (Plan #08-28)

1380 Hooksett Rd, Map 18, Lot 47

Conditional Use Permit (CUP) for construction of storm water treatment in a 40 ft. buffer and to remove some pavement out of the buffer AND non-residential site plan to construct a 1,800 sq.

ft. building, 400 sq. ft. greenhouse, and 616 sq. ft. storage shed. Conditional approval was granted on 11/03/08 and expired on 11/03/11. A 3-year extension was granted on 11/07/11 and conditional approval is valid through 11/03/14. Applicant is requesting a 1 (one) year extension per the following:

- **Extension Request**—Development Regulations (06/04/2012) section 10.03, 2) Time Limits for Fulfilling Conditions.

D. Winterton stepped down.

George Grondin: Mr. Faulkner apologizes he cannot attend due to an illness.

D. Rogers: There is a letter in our packet from Mr. Faulkner, dated October 31, 2014, that refers to the business trying to recover from the recession and he would like people to buy more product to enhance the value of their home and property. He hopes within the next year to be able to do that. Is there any staff input?

C. Cronin: No. We are okay with this.

F. Kotowski motioned to approve a 1 (one) year extension request for Development Regulations (06/04/2012) Section 10.03, 2), Time Limits for Fulfilling Conditions for Faulkners Landscaping & Nursery (Plan #08-28), 1380 Hooksett Rd, Map 18, Lot 47. Seconded by T. Prasol. Motion carried unanimously.

D. Winterton returned.

WAIVER REQUEST

3. DEBRA MCCURDY (Plan #14-18)

45 Londonderry Tpke., Map 49, Lot 7

- **Waiver Request** From Other Ordinances (06/12) requirement for site plan for tattoo studio. Ordinance #OO-19, Section 2-1, B.

P. Scarpetti stepped down.

Debra McCurdy: I have an existing business on Londonderry Turnpike. It is a barber shop. I am trying to take a portion of my shop and put in a tattoo studio.

D. Rogers: This is a change of use as well. Have you had your change of use meeting and/or approval?

D. McCurdy: I met with Matt Lavoie this morning and am working on that.

D. Rogers: What was the outcome of that meeting?

D. McCurdy: I have a few items to get for him. I am not planning to start this until March. I have to get him a building plan of what I want to do and go from there.

D. Rogers: There is a separate tattoo ordinance under the town regulations. Are you planning to conform yourself to that?

D. McCurdy: Yes.

D. Marshall: The waiver is just to not require a site plan?

D. Rogers: Yes. Change of use within the existing barber shop.

T. Walsh: Are you referring to the small room out back?

D. McCurdy: Yes. It would be in the addition I put on a while back. There will be a wall and it will be separate from the barber shop. There will be a door leading into that entrance.

T. Walsh motioned to grant the waiver request from other ordinances (06/12) requirement for site plan for tattoo studio, Ordinance #OO-19, Section 2-1, B to not require a site plan, for Debra McCurdy (Plan #14-18), 45 Londonderry Tpke., Map 49, Lot 7. Seconded by D. Marshall. Motion carried unanimously.

P. Scarpetti returned.

CHANGE OF USE

C. Cronon: Alden Beauchemin/Keyland Properties, LLC – 412 West River Road, Map 13, lot 1 – temporary Christmas tree sales – approved. This property allows for another tenant on the site plan so they did not have to go through change of use.

BOARD DISCUSSION

No board discussion.

OTHER BUSINESS

- Approval of Stantec Invoices

D. Marshall made a motion to approve the Stantec invoices. Seconded by T. Prasol. Motion carried unanimously.

ADJOURNMENT

T. Prasol motioned to adjourn. Seconded by D. Marshall. Motion carried unanimously.

The meeting was adjourned at 6:15 pm.

Respectfully submitted by,

AnnMarie White
Recording Clerk