

Official

**HOOKSETT PLANNING BOARD MEETING
HOOKSETT TOWN HALL CHAMBERS (Room 105)
35 Main Street
Monday, April 6, 2015**

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

PLEDGE OF ALLEGIANCE

INTRODUCE MEMBERS OF THE BOARD

PRESENT: D. Marshall (Acting Chairman), P. Scarpetti, T. Prasol, and T. Walsh.

ALTERNATES: Michael DiBitetto and Muamer Durakovic.

EXCUSED: F. Kotowski and D. Winterton (Town Council Rep.).

STAFF: Carolyn Cronin (Assistant Town Planner).

APPROVAL OF MINUTES 3/9/15 & 3/16/15

March 9, 2015 Regular Meeting – *T. Walsh motioned to approve the minutes of the March 9, 2015 meeting. Seconded by T. Prasol. D. Marshall abstained due to not being in attendance. Motion carried unanimously.*

March 16, 2015 Regular Meeting – *T. Prasol motioned to approve the minutes of the March 16, 2015 meeting. Seconded by T. Walsh. D. Marshall, P. Scarpetti, and M. DiBitetto abstained due to not being in attendance. Motion carried unanimously.*

DISCUSSION

REM CENTRAL, LLC

90 West River Rd., Map 29, Lot 72

Conceptual site plan for an 8,000 square foot retail building with associated parking and septic system.

C. Rice (TF Moran): My client owns the property, adjacent to Irving, that the Dunkin Donuts is currently located on. It is approximately 3.6 acres. The plan was originally approved in 2003. It included a master plan. At the time, Phase 1 was the Dunkin Donuts. Phase 2 was the area between the Irving and Dunkin Donuts. I believe there was a condition that the median island on Rt. 3 be extended past the entrance, and that a cross connection be provided between our property and Irving. This plan is what I presented to the Board conceptually in December, 2012. We only got to the conceptual phase and it didn't work out. At the time, I contacted Irving regarding a potential cross access. They were not interested and did not want us to connect to their property for liability concerns. I reinitiated those

conversations, and they are discussing it, but I was led to believe that their stance will not change. My client is willing to provide the cross access on his property. In 2012, I had discussions with DOT and it was discussed that the median island would be extended. DOT was going to install a u-turn sign that would allow u-turns at the signal at Irving. We are presenting a similar plan as to the one presented in 2012. The building has gotten approximately 1,500 sq. ft. bigger. It is in the same location and has the same parking arrangement. Based on my past meetings, preliminarily with TRC, we are installing a dry sewer line so that if sewer should be brought up past Walmart we would be able to connect to it at that time. The Fire Department had requested a 20' wide gravel access drive for emergency access which we provided on the plan. This plan is showing 8,000 sq. ft. of retail with 40 parking spaces.

M. DiBitetto: Is there a user that is set to go in or is it speculative?

C. Rice: As of now, I don't know the tenant. He is in discussions. Once I know, I would be happy to come back to the Board.

M. DiBitetto: Would it be food service?

C. Rice: At this time it is just retail. If he looked at a food service, I have been told it would be a sandwich shop with a drive through.

M. DiBitetto: Does the parking requirement differ for food versus retail?

C. Rice: Yes. Right now it is retail and I have been told it is a low traffic generating tenant with not a high turnover of customers. We will be doing some type of traffic memorandum, depending on the user and how many trips it is generating, once we get to that stage. If something changes, I will come back to the Board.

T. Walsh: Is this all existing tree and ledge lines.

C. Rice: It is pretty close. The property was previously cleared. I believe there is some underbrush. Predominately, I think this is the way the tree line is now. The land slopes up and back down. It is a hill of rock. We have had ledge probes and borings done so that we could do a cost analysis for this retailer and ledge is everywhere, a couple feet below surface. I can submit that as part of my package once we get to that point. That is why we could not push everything back because, due to the expense, it is not feasible. It will be shown on my plans where those borings took place. We had the plans sent off to a contractor for pricing. The biggest issue is the cross access. It was left as a condition in 2003. I just don't know how I can progress with that if the adjacent land owner does not want it. We are willing to provide the easement, we have a location, and are willing to do whatever is necessary on our end. I cannot force the abutting landowner to do anything.

D. Marshall: Has that u-turn sign been installed?

C. Rice: No. At the time my client was trying to get left hand turns out of his site to be allowed. Currently, they are prohibited. The island is shaped to try to prohibit it, but it is not exaggerated enough where people cannot make the movement. DOT said to really exaggerate that island or extend the

median out so that people could not take a left. However, DOT recognized the fact that, if that happens, something needs to be provided.

D. Marshall: Did DOT object to extending the median?

C. Rice: I don't believe so. I would have to go back and look. Those meetings were close to two years ago. I am sure I am going to have to start over after tonight's meeting and have those discussions again.

D. Marshall: The previous Board made it clear they wanted that median extended should that other lot be developed. The alternative you are saying would be to exaggerate that island, but also to cut into that bank and make an acceleration lane out of that property which would make it impossible for cars to make a left hand turn.

C. Rice: I will be meeting with DOT again and I can keep the Board and staff apprised of those conversations and what they are recommending. We are happy to accommodate.

D. Marshall: When were you prepared to come back?

C. Rice: I cannot answer that yet. We wanted to have tonight's hearing to see if there were any specific comments, questions, or concerns that we could address. We got the cost estimate back last week. My guess would be to come back in the next couple of months with design plans. I will also have to go to TRC.

COMPLETENESS & PUBLIC HEARINGS

CHALIFOUX & DESAULNIERS (plan #15-03)

6 Phyllis Dr. & 3A Evelyn St., Map 20, Lots 18 & 19

Lot line adjustment to consolidate 14,987.65 square feet of Lot 18 into Lot 19, and consolidate 19,013.75 square feet of Lot 18 into Lot 19.

- **Waiver Request** from Development Regulations (6/4/12) Part II, Section 2.02
Topographic contours.

Don Duval (Duval Survey Inc.): This is a lot line adjustment between the two parcels. The Chalifoux parcel was created in 1976. At the time, Desaulniers owned three ways around him. We are taking the Chalifoux line and moving it back to create a more squared off lot. They have been to the Zoning Board and obtained approval. This is a straight forward lot-line adjustment.

T. Walsh: There were no issues from staff?

C. Cronin: No.

T. Walsh: Were there any issues with abutters?

C. Cronin: I am not sure what happened at Zoning, but as far as Planning we have had none.

D. Duval: Stantac reviewed the plan and they had a few comments that we have addressed. I believe

they wrote a letter that they are satisfied.

T. Walsh motioned to find Chalifoux & Desaulniers (plan #15-03), 6 Phyllis Dr. & 3A Evelyn St., Map 20, Lots 18 & 19, complete. Seconded by Paul Scarpetti. Motion carried unanimously.

Open public hearing.

John Roy (Attorney representing the Desaulniers): The Desaulniers are in agreement. I have spoken with Andrew Sullivan who represents Mr. and Mrs. Chalifoux and they are in agreement. The set backs and lot sizes are maintained and the revision is a benefit to both parties. It gives the Chalifoux's greater area for purposes of building and useful soils and gives my clients greater privacy from where their house is located on their lot.

Close public hearing.

P. Scarpetti motioned to approve the waiver request from Development Regulations (6/4/12) Part II, Section 2.02 topographic contours for Chalifoux & Desaulniers (plan #15-03), 6 Phyllis Dr. & 3A Evelyn St., Map 20, Lots 18 & 19, lot line adjustment to consolidate 14,987.65 square feet of Lot 18 into Lot 19, and consolidate 19,013.75 square feet of Lot 18 into Lot 19. Seconded by T. Walsh. Motion carried unanimously.

DIONNE & JK MULLIKIN AND SON (plan #15-04)

249 & 253 Hackett Hill Rd., Map 23, Lots 9 & 10-1

Lot line adjustment to consolidate 2,997 square feet of Lot 9 into Lot 10-1.

Don Duval: The house on this lot burned several years ago. Part of the agreement between the buyer and seller was to adjust the entrance way on the Dionne piece by about 15' to give them a little wider access. Stantec has reviewed this plan also. The only thing I have different from what Stantec reviewed originally is on the lot line. Their horse corral went into the Mullikin land. Originally they were planning on moving the fence but the Dionne's called and said that was to much work. Between them and Mullikin they did not care if they slid the line over about 3' from what Stantec had reviewed. This way they do not have to move their fence for the horse corral.

D. Marshall: Am I to assume that the 3' slide is Parcel B?

D. Duval: Yes.

T. Prasol motioned to find Dionne & JK Mullikin and Son (plan #15-04), 249 & 253 Hackett Hill Rd., Map 23, Lots 9 & 10-1, complete. Seconded by T. Walsh. Motion carried unanimously.

D. Marshall: Is there any input from staff?

C. Cronin: Staff is all set.

Open public hearing.

No public comments.

Close public hearing.

*T. Walsh motioned to approve a lot line adjustment to consolidate 2,997 square feet of Lot 9 into Lot 10-1 for Dionne & JK Mullikin and Son (plan #15-04), 249 & 253 Hackett Hill Rd., Map 23, Lots 9 & 10-1. Seconded by P. Scarpetti. **Motion carried unanimously.***

PUBLIC HEARING

HIDDEN OAK WAY (plan #15-02)

Hackett Hill Rd. & Countryside Blvd, Map 37 (Hooksett) & Map 766, Lots 15J & 15L (Manchester)

152-unit townhouse development and site improvements in Manchester with a proposed driveway on Hackett Hill Rd., Hooksett.

C. Cronin: We were waiting for an off-site improvement plan to be reviewed and approved by staff. Will came in this morning and spoke to JoAnn and will be presenting the agreement to Steve Keach's office.

Jeff Lewis (Northpoint Engineering): We are requesting a continuance, but did not get to staff in time, so we figured we would come tonight. We were thrown a bit of a curve ball. We agreed to work out the details of some off-site improvements on Hackett Hill Road with Leo Lessard that he had requested. We had met with him and put together a sketch. We met with him on site and agreed in terms of what he wanted to see out there. We were expecting to come back here tonight with a set of plans that we had intended on submitting to Mr. Lessard last week, and were hoping to be asking for approval tonight and he would be agreeing to what we are proposing. We have taken a step back, and considering things that have happened at the town, we want to see if we are still on track to be doing that. Our intent is to work out an off-site improvement plan with the Public Works Department. We know that is going to take a little more time, but are hoping it will happen in the next couple of weeks. We would like to come back at the next meeting if we can.

D. Marshall: We will wait until we hear the plans have been reviewed and there are no comments.

J. Lewis: We were expecting that Mr. Lessard was going to do that and it sounds like it is with Diane. I believe she has asked for some outside help and we are fine with that. This has only come to our attention in the last couple of days.

D. Marshall: Have the abutters been notified?

C. Cronin: Yes because it was continued from the last meeting.

D. Marshall: Unless we want to re-notify all of the abutters, we should continue this to a date certain.

J. Lewis: We can have a plan by tomorrow for the town. We will be ready on April 20.

D. Marshall: Is that sufficient time for staff?

C. Cronin: That is fine and we can see where we stand.

*P. Scarpetti motioned to postpone Hidden Oak Way (plan #15-02), Hackett Hill Rd. & Countryside Blvd, Map 37 (Hooksett) & Map 766, Lots 15J & 15L (Manchester) until April 20, 2015. Seconded by M. Durakovic. **Motion carried unanimously.***

CHANGE OF USE

None.

BOARD DISCUSSION

➤ Recommendation for appointment to SNHPC

D. Marshall: We have had no volunteers come forward to serve on the SNHPC.

➤ Election of new Chair

D. Marshall: There are a couple of options for a new Chairman. I can remain as Acting Chairman until my term is up at the end of June. Or you can elect a Chairman and Vice-Chairman now. It is up to the Board to decide what they want to do.

T. Walsh: Would you need a Vice-Chairman in the interim?

D. Marshall: Yes. You probably should appoint a Vice-Chairman in case I cannot be here.

M. DiBitetto: I prefer to elect a Chairman.

D. Marshall: Are their nominations for a Chairman?

*M. DiBitetto motioned to elect D. Marshall as Chairman of the Planning Board. Seconded by T. Prasol. **Motion carried unanimously.***

*T. Prasol motioned to nominate T. Walsh as Vice-Chairman of the Planning Board. Seconded by D. Marshall. **Motion carried unanimously.***

OTHER BUSINESS

➤ Approval of DPW Director Invoice (Plan Review)

*T. Prasol motioned to approve the DPW Director Invoice (Plan Review). Seconded by T. Walsh. **Motion carried unanimously.***

ADJOURNMENT

*T. Prasol motioned to adjourn. Seconded by M. Durakovic. **Motion carried unanimously.***

The meeting was adjourned at 6:26 pm.

Respectfully submitted by,

**AnnMarie White
Recording Clerk**