

Official

**HOOKSETT PLANNING BOARD MEETING
HOOKSETT TOWN HALL CHAMBERS (Room 105)**

**35 Main Street
Monday, June 1, 2015**

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

PLEDGE OF ALLEGIANCE

INTRODUCE MEMBERS OF THE BOARD

PRESENT: D. Marshall (Chairman), T. Prasol, F. Kotowski, Muamer Durakovic, and D. Winterton (Town Council Rep.)

ALTERNATES: Michael DiBitetto

EXCUSED: Tom Walsh (Vice-Chairman) and P. Scarpetti.

STAFF: Carolyn Cronin (Assistant Town Planner).

APPROVAL OF MINUTES OF 5/4/15

May 4, 2015 Regular Meeting – D. Winterton motioned to approve the minutes of the May 4, 2015 meeting. Seconded by T. Prasol. Motion carried unanimously.

DISCUSSION

PETER HOLDEN

1135 Hooksett Rd., Map 41, Lot 10

Conceptual plan for townhouse-style multi-family housing units.

P. Holden: To give a history on this property, it belongs to Chris Mastriano. He bought this approximately 15 years ago. He got a site plan approval for a garage. At the time, the front of property was zoned performance and the rear was zoned residential. Chris was trying to set up a place where a person could recondition automobiles. We put together a plan to put a duplex on the back of the property which would have access from Mammoth Rd. They went to the building inspector and the zoning has gotten changed so it was all Performance Zone, therefore, he could not build a duplex. For years we talked about what to do with this property, and we thought it might be worthwhile to put housing on it. You cannot put commercial on it due to the difference in grade from Rt. 3 up to the property. We went to the ZBA to see if we obtain the ability to put residential in the Performance Zone. As part of that they wanted us to get the Planning Board's comments. Mr. Marshall pointed out that in the Performance Zone the driveways are supposed to be 40' apart. That is not part of zoning, it is part of the site plan. We have driveways for Bruce Kenney and Charles Windhausen. They are right next to our driveway. Mr. Windhausen has a gravel area where they park. The Kenney's driveway is a two-car driveway that goes into the garage and abuts up against the fence. We went to both parties and asked if

they would be interested in having access to Mammoth Rd. by way of our entrance. Mr. Windhausen was not very interested, but the Kenney's are interested and think this is valuable. At one point they got rear-ended when they were backing out of their driveway, and another time a car went through their garage. The idea would be to extend the pavement up beyond their garage and make it so they could back out of their garage and drive out or pull forward and back out. They would be able to come out and drive head first onto Mammoth Rd. The same for Mr. Windhausen. We met with both parties several times and said that we should send this to the state because we would need to get a state driveway permit. Jim Lillis, one of the driveway people, looked at this and he thought it was valuable to have this. Before he gives a driveway permit he wants to see what the drainage will look like on Rt. 3. He said that once we get our site plan approval he will give us a driveway permit. We went to the Kenney's and we will leave the offer open to Mr. Windhausen. We put together a letter of intent that Chris Mastriano will let them come onto his property, he will reorganize and repave their driveway, take their fence down and put a new one up, and cut down some trees. As part of hooking this site to sewer there is an existing 6" sewer main that services that old house. We talked to Bruce and he said that we could probably use the sewer line but we would have to ask the Commissioner. If we can make a connection using that old sewer for our building, and they let us connect to Mammoth Rd., we will extend it to Mammoth Rd. because no one on Mammoth Rd. has sewer. The last sewer is an apartment building. We said we would not dig across Rt. 3, but if we can use the old sewer connection for us and them we will. They are supportive of this. The reason I came tonight is to see if you think this is all right, and if you do we will proceed with a plan.

M. DiBitetto: On the abutters on Hooksett Rd., what is the current use?

P. Holden: There is a parking lot for the veterinary clinic. Mrs. Silkman has a little cape, with a driveway that goes up steep. She has a well. When we were talking about this, we originally made a commitment that we would get her connected to city water. Chris said that somehow he would connect her to municipal water. The problem is that, because the property goes up so steep, if you come in with a driveway, you get to Mammoth Rd. before you come up to the surface of the ground.

M. DiBitetto: The terrain on her site is similar?

P. Holden: Not as severe, but steep.

M. DiBitetto: What is the likelihood of developing that from Hooksett Rd. in the future? Is it a commercial site?

P. Holden: It is not very wide and once you get beyond her lot the land is wet. She owns a small strip of land onto Mammoth Rd., but has the same problem we do.

D. Winterton: On the sewer situation on Mammoth Rd., how many properties might be able to hook up to sewer?

P. Holden: Approximately seven.

D. Marshall: That line is capable of handling those?

P. Holden: We need to ask.

D. Marshall: Will it handle those seven and these eight units?

P. Holden: It is a six inch line. There are a lot of city streets that have that and handle 40 houses.

D. Marshall: From the terrain that is closest to Rt. 3 there is an elevation of 372, and then up to Mammoth Rd. it is 402. There is a 30' climb.

P. Holden: We will have a 4 percent driveway which is 28', and the rest would be fill.

D. Marshall: You are going to create a plateau for all eight units?

P. Holden: Yes. It would start off at grade.

D. Marshall: I would need to see a profile of what it will look like.

P. Holden: You can't make it steeper than 4 percent because you won't be able to get into the driveways and garages.

D. Marshall: If Mr. Kenney agrees to the drive access, that takes care of his side. If Mr. Windhausen doesn't agree, what is the distance between your driveway and his?

P. Holden: Approximately 30'. He parks on his lawn and if he considers that his driveway it is approximately 8'. At first Mr. Windhausen seemed interested and then didn't. We told him that someday he might sell and the people who buy it might say they would like to go out onto Mammoth Rd., so Mr. Mastriano is going to leave the opportunity available to him. There will be an easement to travel on Mr. Mastriano's driveway, but we can't force anyone to take an easement.

M. DiBitetto: There would be a formal discontinuance of that driveway access?

P. Holden: No. They would be able to drive from the street into their driveway. It would eliminate the need for them to back out.

D. Marshall: You are saying the Kenney's can keep their existing drive? Why?

P. Holden: Yes, so they can drive in and pull into the driveway and into their garage.

D. Marshall: I understand but you are giving them the other way.

P. Holden: The purpose of this driveway arrangement is so they can maneuver on their own property and drive out head first if they want to.

D. Marshall: The driveway bothers me if you are leaving the existing one open. I thought providing the alternate path was the way to go.

P. Holden: There is not enough room to do that. This gives them the opportunity to drive out head first, not back out.

D. Marshall: I was talking only about the Kenney's driveway. He can solely use your entrance. It would not be as easy for Mr. Windhausen.

P. Holden: This way he would be able to go any way he wanted to.

F. Kotowski: I would recommend that you try to touch base with the Sewer Commission on the 15th. If Bruce has indicated you need to check with the Commissioners, it would be wise to give them some time to look at this if there would have to be an easement situation set up to connect eight units to the existing six inch line. Without sewer nothing will happen.

M. DiBitto: Would this require a waiver from the sub-division and site plan standards?

D. Marshall: They have the variance to allow the residences in the Performance Zone. We can take care of the sub-division regulations. Dimensional changes need variances as well.

P. Holden: The driveway is the site plan. I think we can meet all of the building set-backs. I think we are okay except for the driveways.

M. DiBitto: So the driveway would need a Planning Board waiver?

P. Holden: We will see the Sewer Commission and submit a plan. Thank you for your time.

COMPLETENESS

2. 3B LTD. PARTNERSHIP (plan #15-08)

5 Lindsay Rd., Map 25, Lot 18-3B

Proposed subdivision of Lot 3B to create one new residential building lot. Both lots are to be serviced by municipal water and sewer.

D. Marshall: Are there any comments from staff?

C. Cronin: Staff is okay with this, however, there are a few outstanding comments.

Joe Wichert: I am here on behalf of 3B Ltd. Partnership. Mr. Scarpetti is in audience. We got a variance to create two residential lots as opposed to commercial. Previously it was approved for an 11,000 sq. ft. building, but they had no success marketing it. Therefore, we went to the ZBA and got a variance. The intent is to create two lots that will both be serviced by municipal sewer and water. The bottom lot, shown as 3B(2) is a large lot, approximately 3.65 acres, but it is encumbered by power lines and drainage easements. We got our initial review comments through Stantec. We made one set of revisions and we are down to some detail relative to house sites that we are working on.

F. Kotowski motioned to find 3B Ltd. Partnership (plan #15-08), 5 Lindsay Rd., Map 25, Lot 18-3B, proposed subdivision of Lot 3B to create one new residential building lot. Both lots are to be serviced by municipal water and sewer. Seconded by T. Prasol. Motion carried unanimously.

D. Marshall: Have we set a date for a public hearing?

C. Cronin: June 15.

CHANGE OF USE

C. Cronin: (1) New England Allergy is going into the Granite Hill Shops. It was previously a dog grooming business. (2) 1181 Hooksett Rd. got approved for a dance studio. It was a vacant unit prior to that. (3) Lethal Sounds, which is home and car electronics and audio, was approved to go into 310 Londonderry Turnpike. The existing use is an auto body shop. They will be doing home and car electronics. They also want to do a dance studio, but they would need a site plan.

BOARD DISCUSSION

C. Cronin: At the Town Council meeting on June 10 they will be doing the reappointments for this coming year for the Boards and Committees. From this Board, Mike DiBitetto, M. Durakovic, and D. Marshall will be before the Council for reappointment. Dr. Shankle wanted to know if the Planning Board had any comments they wanted to put forward on the reappointments.

D. Marshall: There are no comments.

OTHER BUSINESS

- **Approval of Stantec Invoices**

*D. Winterton made a motion to approve the Stantec invoices. Seconded by M. Durakovic. **Motion carried unanimously.***

- **Recommendation for appointment to SNHPC**

D. Marshall: There are no appointments.

- **Recommendation for Conservation Commission Representative**

D. Marshall: There are no appointments.

ADJOURNMENT

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

The meeting was adjourned at 6:31 pm.

Respectfully submitted by,

**AnnMarie White
Recording Clerk**