

Official

**HOOKSETT PLANNING BOARD MEETING  
HOOKSETT TOWN HALL CHAMBERS (Room 105)  
35 Main Street  
Monday, October 5, 2015**

**MEETING CALLED TO ORDER AT 6:03 P.M.**

**PLEDGE OF ALLEGIANCE**

**INTRODUCE MEMBERS OF THE BOARD**

**PRESENT:** D. Marshall (Chairman), Tom Walsh (Vice-Chairman), T. Prasol, Muamer Durakovic, P. Scarpetti, and D. Winterton (Town Council Rep.) (arrived at 6:05 pm)

**ALTERNATES:** Denise Grafton

**EXCUSED:** F. Kotowski and Michael DiBitetto (Alternate)

**STAFF:** JoAnn Duffy (Town Planner), Carolyn Cronin (Assistant Town Planner), and Jim Donison (Assistant Director of Public Works/Town Engineer)

**APPROVAL OF MINUTES OF 9/21/15**

**September 21, 2015 Regular Meeting** – *P. Scarpetti motioned to approve the minutes of the September 21, 2015 meeting, with amendments. Seconded by T. Walsh. T. Prasol abstained due to not being in attendance at the September 21, 2015 meeting. Motion carried unanimously.*

**DISCUSSION**

  **TOM TOYE**

**Dartmouth St.**

Mixed-use project.

Michael Castagna (Castagna Consulting Group): T & T Place Group has owned this property since June, 2006. It is just under 4 acres and has 400' of frontage on Rt. 3, Dartmouth, and Hunt Street. Previous uses are a mobile home park with 27 units, 5 residential cottages, a 16 room motel, 1 commercial garage for a used car lot, 2 single-family rentals, and 1 residential apartment. We are aware of the Performance Zone and have tried to figure out what to put here both economically and from a real estate marketing perspective. We have done a use study and a real estate marketing study to see what would work. What was approved in 2011 does not work. From past hearings it was not a desirable use anyway, from your perspective. We would like to get guidance as I am confused on what works and what does not. What we are showing you is maxing out the site with 3 buildings that are strictly residential. We meet parking requirements. We have tried to dress this up with green space. There is an elevation change and we tried to work that into the buildings. Density is an issue. We tried to look at a commercial component and all of our research and studies say that no one wants to go in this area. It is a problem trying to sell this site being in this area and with the size of the lot. There will not be any

distribution or warehousing. We would like to come up with a good concept economically, make good use of the property, and have it look nice. We want to see what direction we can and should go in and what our hardship is.

J. Duffy: They got the variance approved in 2011, and in 2012 they went back to the ZBA to ask for a modification to allow them to go forward with residential. The ZBA voted it down. That is the last thing that occurred on that property.

D. Winterton: When I look at the picture and see the coral color car. Is that the Daniel Webster Highway?

M. Castagna: The entrance is off of either Hunt or Dartmouth, not Rt. 3. This is a schematic concept. The concept is to take advantage of the elevation changes, make it as green as possible, and make the project economically viable.

T. Walsh: I had my reservations about the concept in 2011. This is our commercial district and the town's people decide the zoning. At the time, I thought 48 units was a lot. Even if you were granted the mixed-use, I have to look at the other homes in that neighborhood. When I see towering roof lines around those single family homes I don't know what to tell the people who are going to live next to this. I am not in support of it.

M. Castagna: The yield is 108 units, all two-bedroom. In our needs assessment, the vacancy rate between here and north Manchester is zero. The need for different types of housing is large. Filling this up would not be difficult. We looked at the surrounding residences and tried to take advantage of the elevation change. This would not tower over what is around it.

T. Walsh: It would be 50' high?

M. Castagna: From the lowest elevation to the top of the peak it is probably 50'.

T. Walsh: Then you have cupolas?

M. Castagna: Correct. In the zoning 75' is allowed. We want to keep it as low as possible.

Tom Toye: It is about a 14' grade change.

P. Scarpetti: If the ZBA denied this, as far as going residential, isn't this a mute issue?

D. Marshall: They got a variance for their original proposal of the 48 units in the commercial. They went back to modify the variance so they could do the commercial first and then the residential. If they want to do this they are back in the hands of the ZBA again.

P. Scarpetti: They would have to do the commercial first.

D. Marshall: Correct and there would be no commercial with this. The density is horrible. You are

talking about 108 units. If every other unit had a child that is another 54 children in the school system. I understand your economic benefit, however, of what benefit is this for the town. You talk about a lack of housing between Manchester and Concord, and you are asking us to take up a huge portion of that. This proposal is also against our zoning ordinance. If the ZBA elects to grant a variance, the Planning Board would ask for explanation.

M. Castagna: As far as the impact on the schools, that is a fallacy with state data.

D. Marshall: That is not a fallacy. That is keeping in place with state statistics.

M. Castagna: As far as the benefit to the town, there is a hefty property tax base. If I read the zoning ordinance correctly, the Planning Board has the authority to grant something like this.

D. Marshall: We can grant a waiver but, in my opinion, the likelihood of that is low.

M. Castagna: We are trying to make this a viable property. This is in a bad area from a commercial standpoint. We are trying to come up with a viable economic situation that works on the site and fits a need in the general region. I can understand where you are coming from as far as the Performance Zone intent but, from a practicality standpoint, that property will sit there for a long time unless something can be changed.

P. Scarpetti: If you were going to do 48, why didn't you come in with that instead of coming in with almost double the size?

M. Castagna: 48 is not economical.

T. Walsh: You didn't know that formula when you purchased the property in 2006? If you thought 48 would work when you bought it, why is it so impossible now?

T. Toye: 48 is a number that came up long after we purchased it. In 2006 we had a vision for redevelopment.

T. Walsh: Nothing has changed in our zoning ordinance from 2006 until now. How long has the Performance Zone been in place?

J. Duffy: It went into effect in 2006.

D. Marshall: Why would you walk into a deal knowing what the zoning was and expect that something would change?

M. Castagna: A lot has changed since 2006 and it is a fact of the times.

D. Winterton: I appreciate what you are trying to do and the fact that our Performance Zone may put hurdles in front of you. As a member of the Town Council I cannot support this. I sympathize for you. You are correct times have changed since 2006, however, I am sorry that we cannot help you out. I will

help you in any way we can in a project that fits there.

M. Castagna: If we could bring in a user or group of users that fit we would but there isn't anyone because of where it is and what is behind it. From a commercial standpoint it is too far out of the way to make it work for viably for a business within those parameters. We would like to find a way to make this work. I understand most of you will not support this and maybe we need to go talk to the ZBA, but we figured we would start here and see what you opinion is.

#### **WAIVER REQUESTS & PUBLIC HEARINGS**

##### **SPRINGWOOD HOMES (plan #15-20)**

###### **267 Hackett Hill Rd., Map 27, Lot 9**

- **Waiver Request** from Development Regulations (06/04/2012), Section 11.08 to permit a 12% driveway grade where a maximum 10% is allowed.

#### **WITHDRAWN**

##### **SPRINGWOOD HOMES (plan #15-21)**

###### **9 Northview Ter., Map 6, Lot 22-24**

- **Waiver Request** from Development Regulations (06/04/2012), Section 11.08 to permit a 12% driveway grade where a maximum 10% is allowed.

Scott Bussiere: We have to sprinkle the house and I thought I was here for a variance.

J. Duffy: He needs a waiver and not a variance because this regulation is part of the development regulations, not the zoning ordinance. According to the building inspector, the Fire Department and the owner agreed a sprinkler would be installed. Everyone was comfortable with that so they recommend this go forward as opposed to having to do blasting.

D. Marshall: What about an ambulance?

J. Duffy: That is covered under the fire services.

S. Bussiere: Mike Hoisington came to look at this. It is impossible to do a 10 percent grade on this lot. There are already 15' cuts on the sides of the driveway that is solid ledge. There are 15' faces across the side and back. We did all we thought we could. We moved the driveway 50' down the road to get the maximum amount of grade. There is nothing else that can be done on this lot.

T. Walsh: I understand lots can be challenging. I have no issue, especially in the fact that it is only above the percentage on the regulations for the first 80'. Everyone is okay with the sprinklers?

S. Bussiere: The Fire Department is and I agree to do it.

P. Scarpetti: Mike Hoisington looked at the lot?

S. Bussiere: Yes.

*T. Walsh motioned to approve the waiver request from Development Regulations (06/04/2012), Section 11.08 to permit a 12% driveway grade where a maximum 10% is allowed for Springwood Homes (plan #15-21), 9 Northview Ter., Map 6, Lot 22-24. Seconded by M. Durakovic. Motion carried unanimously.*

**COMPLETENESS & PUBLIC HEARINGS**

**3. POTENTIAL PROPERTIES (plan #15-19)**

**6 Rowes Corner Ln., Map 15, Lots 72 & 82-1**

Lot line adjustment to annex 0.91 acres from 15-72-1 to 15-72 and annex 1.22 acres from 15-72 to 15-72-1.

J. Duffy: We have not heard back from this applicant.

*D. Winterton motioned to table Potential Properties (plan #15-19) until November 2, 2015. Seconded by T. Prasol. Motion carried unanimously.*

**CHANGE OF USE**

J. Duffy: Dunbarton Tobacco Trust, 209 West River Road, Map 24, lot 30-1. Existing use dry cleaners. Proposed use office, warehouse for distribution of tobacco. – Approved.

**BOARD DISCUSSION**

None.

**OTHER BUSINESS**

➤ Approval of Stantec Invoices

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

J. Duffy: Did you want to schedule a meeting regarding the master plan?

D. Marshall: We will have a special meeting on October 26.

**ADJOURNMENT**

*D. Grafton motioned to adjourn. Seconded by P. Scarpetti. Motion carried unanimously.*

The meeting was adjourned at 6:32 pm.

Respectfully submitted by,

AnnMarie White

**Recording Clerk**