

Official

**HOOKSETT PLANNING BOARD MEETING
HOOKSETT TOWN HALL CHAMBERS (Room 105)
35 Main Street
Monday, November 2, 2015**

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

PLEDGE OF ALLEGIANCE

INTRODUCE MEMBERS OF THE BOARD

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

ALTERNATES: Denise Grafton

EXCUSED: P. Scarpetti and Michael DiBitetto (Alternate)

STAFF: JoAnn Duffy (Town Planner)

APPROVAL OF MINUTES OF 10/19/15

October 19, 2015 Regular Meeting – *T. Prasol motioned to approve the minutes of the October 19, 2015 meeting. Seconded by M. Durakovic. T. Walsh abstained due to not being in attendance at the October 19, 2015 meeting. Motion carried unanimously.*

EXTENSION REQUESTS & PUBLIC HEARINGS

MAURAS ESTATES SUBDIVISION (Plan #12-22)

49 Mammoth Rd, Map 45, Lot 33

Amended minor 2-lot (parent lot and one new lot) residential subdivision plan, to include roadway improvements and Town right-of-way. The Planning Board granted conditional approval on at their meeting on 11/05/12. A first extension was granted on 10/21/13 to expire on 11/05/14. A second extension was granted on 10/20/14 to expire on 11/05/15. Applicant is requesting a third one-year extension per:

- **Extension Request** – Development Regulations (6/4/2012) section 10.03, 2) Time Limits for Fulfilling Conditions.

Matt Peterson (Hillside Design Group): This project is a two lot sub-division. This was previously approved and there would be no zoning changes. Since the extension last year, concepts have been worked on such as multi-family type developments. There was one done in December and another in January. We started meeting with Enterprise Bank out of Derry. There was an appraisal done in May and we met with an attorney. They are working to get funding together to move forward. The applicant is looking for an approval to keep what he has approved until someone moves forward with something else. The economy got going about 6/7 months ago and we have seen interest. This will come back to Planning Board for approval.

D. Marshall: Is staff recommending the extension?

J. Duffy: Yes.

D. Grafton motioned to accept the extension request for Maurais Estates Subdivision (Plan #12-22), 49 Mammoth Rd, Map 45, Lot 33. Seconded by T. Prasol. Motion carried unanimously.

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 expired on 11/03/14. A second extension was granted on 11/17/14 to expire on 11/03/15. Applicant is requesting a third one-year extension per:

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

George Grondin: I am here on behalf of Steve Faulkner.

D. Marshall: Is staff recommending the extension?

J. Duffy: Yes.

F. Kotowski: What are the eventual plans Mr. Faulkner would like to move forward with?

G. Grondin: They are up in the air. He originally bought the property to move his nursery there. He has been trying to work out a deal to purchase Mr. Bees and his own property and make that his permanent property. He has not been able to come to terms on an agreed price. If he can do that we will not need any more extensions. If he doesn't do that he will move his business down to that property.

F. Kotowski: He is leasing the property next to Mr. Bee's now?

G. Grondin: The old Mr. Bee's location and the property we are currently at are both being leased and he is trying to work out a deal to buy both of those properties.

F. Kotowski motioned to grant the extension request for Faulkners Landscaping & Nursery (Plan #08-28), 1380 Hooksett Rd, Map 18, Lot 47. Seconded by T. Walsh. Motion carried unanimously.

COMPLETENESS & PUBLIC HEARINGS

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: The applicant has asked to be continued until December 7. I spoke to the surveyor today and he is trying to work on addressing our issues and should be done by December.

CHANGE OF USE

J. Duffy: On Cate Rd., where Belletetes Lumber was, there is a heavy construction contractor going in as a storage yard.

BOARD DISCUSSION

None.

OTHER BUSINESS

➤ Approval of Stantec Invoice

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

J. Duffy: We had a meeting about the possibility of putting out an RFP to look for a consultant to develop a TIF District for the Rt. 3A corridor for the sewer expansion. Everyone seemed to be in favor of going forward with that. Members of the Sewer Commission were there.

D. Marshall: To cover what area?

J. Duffy: From Exit 10 to Exit 11 and they would have two crossings over the river.

D. Winterton: Could you give us more detail on the TIF. Who would send it out?

J. Duffy: The Sewer Commission is going to discuss with the water precincts whether they have capacity for an expansion of the businesses on Rt. 3A. I spoke with one consultant for budget purposes. I was originally intending to ask for money to go into the budget for next year to put together the RFP, but then we were speaking with Dr. Shankle and asked if we could do it now to move faster. He suggested we could take money from the master plan, budget, or funds from the community development project. The price I got was between \$12,000 and \$25,000 depending on how much work the town was willing to assist the consultant with. For example, if we had a rough amount of how much the sewer extension would cost that would be one less thing they would have to figure out. Sid Baines, Frank Kotowski, and Bruce Kudrick said they think they could come up with numbers. Dave Scarpetti said he is talking with someone about the price to go under the river by the Tri-town ice arena and was told about \$200,000.

D. Marshall: Is that changing the location from the original concept of crossing the river?

J. Duffy: It would not change. It would add on to what was proposed with Walmart. Walmart is not doing anything, but they own a piece of land they bought from Arleigh Greene on Kimball Drive which

is where pump station would go. We would have to try to negotiate something with Walmart. Tri-town Ice Arena has already committed to Dave they would be willing to give you some land for a pumping station.

D. Marshall: So you put a pumping station there, but the crossing would be at Tri-town?

J. Duffy: There would be two crossings. I don't know what the cost would be by the Walmart crossing. The most expensive item is the pumping stations which are about \$800,000 each.

D. Marshall: How would this be financed?

J. Duffy: Through a bond.

D. Marshall: A bond for the entire town not just the current users?

J. Duffy: Correct.

F. Kotowski: The town has reaped a lot of money from the Exit 10 expansion. We are limited on the west side of the river for commercial/industrial development, and residents would hook on. If we have the infrastructure in place, water, sewer, electricity, there are people waiting to develop there. If the Sewer Commission had means to self-fund this they would. The only way to get infrastructure on the west side of river would be to develop a TIF District and sell it on the idea of how a tax base would be built there.

D. Marshall: What areas are you talking about developing?

F. Kotowski: The area on the south end behind Arleigh Green's land which is about 80 acres and there is a lot of land at Exit 11.

D. Marshall: I can understand those developments, but my concern is with all of this development you still have Rt. 3A and that is not going to take massive development of any kind, unless part of this district is putting 4 lanes on Rt. 3A.

F. Kotowski: The reason for the study is to look at the overall picture and run the numbers. I would think this would include traffic patterns and traffic flow.

D. Marshall: I have a problem with taking out the master plan money because that is not what we told the public what we were using that money for.

T. Walsh: I am not against this, but this is focusing on Exit 10, Exit 11 and Rt. 3A, and Rt. 3 is in rough shape. There isn't any attention being spent there.

F. Kotowski: Businesses go to Rt. 3A because of the demographics.

D. Marshall: The state has the philosophy that they are not in the land use planning business. No

matter where building took place on a major road, every town rezoned around the interchange then complained about how bad the traffic was. There has to be a balance. If there is this type of development the infrastructure needs to be supplied, and this town won't do that.

F. Kotowski: Developers coming in are not going to supply it either. If we want development, we need to be able to work with them to make something happen. There is no water, sewer, or electricity.

T. Walsh: What is our schedule for deadlines for regulation and zoning changes?

J. Duffy: The May ones get posted later. The petitioned articles window starts mid-January to mid-February. Our hearing is finished by the 3rd week of March.

D. Marshall: Is there anything on the list now?

J. Duffy: The property on Lindsey that the Scarpetti's changed back to residential that had a bid approved for an office building. That should be looked at to see if you want to change to medium density residential to match the neighborhood. We will start looking at things around December

ADJOURNMENT

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

The meeting was adjourned at 6:24 pm.

Respectfully submitted by,

**AnnMarie White
Recording Clerk**