

Official

**HOOKSETT PLANNING BOARD MEETING
HOOKSETT TOWN HALL CHAMBERS (Room 105)
35 Main Street
Monday, August 1, 2016**

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

PLEDGE OF ALLEGIANCE

INTRODUCE MEMBERS OF THE BOARD

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

ALTERNATES: Denise Grafton, Michael DiBitetto, and Christopher Stelmach

EXCUSED: Tom Walsh (Vice-Chairman) and F. Kotowski

STAFF: JoAnn Duffy (Town Planner)

D. Grafton and C. Stelmach will be voting.

APPROVAL OF MINUTES OF 07/18/16

July 18, 2016 Regular Meeting – M. Durakovic motioned to approve the minutes of the July 18, 2016 meeting, with amendments. Seconded by D. Grafton. T. Walsh and FK abstained due to not being in attendance at the July 18, 2016 meeting. Motion carried unanimously.

DISCUSSION/CONCEPTUAL PLAN

- 1. Michael Tremblay
1123 Hooksett Road, Map 41, Lot 14**

Alden Beauchemin (Keyland Enterprises, LLC): Dr. Donna Chase, DVM is working with the applicant to move her business into this site. She does small animal rehabilitation. This building has been vacant and was used in the past as a real estate office, doctor's office, and recently my client has been trying to start something. We are here to get input from the Planning Board. We think Donna's business will be a great compliment for the town. Her business is small so it will not be a big impact to the area.

Dr. Chase: I have been a veterinarian for over 30 years. I sold a small veterinary practice because I wanted to make a change. I got certified in canine rehabilitation. It is a specialty and only 2-3 other places in the state are doing it. The business would be working with animals after they have had operations, geriatrics, sporting, and working dogs. I will have an underwater treadmill and other therapeutic equipment that will be devoted to exercise therapy. I anticipate that I will have 2 employees at a time,

plus myself, and approximately 20 clients per day. There would be a small scale retail. I would be looking for possibly 10 parking spaces. I will not be competition for any local veterinarians.

A. Beauchemin: There is currently no site plan on record so we are working on an updated site plan. We would like to get our application in for the next meeting.

J. Duffy: I talked to Alden briefly and met with Donna. She was not aware a site plan was required for this site so we are going through the steps. The parcel is run down. It was a home at one time and that is the non-conforming portion of it. It would be nice to see something useful on that site.

D. Marshall: Is there any expansion of the building planned?

J. Duffy: No. The existing structure would be used.

D. Winterton: This would be a good business to have locally and would be a nice addition to the town. I encourage you to work with Planning to follow the steps to go forward with this.

D. Grafton: Would the dogs be staying overnight?

Dr. Chase: No.

T. Prasol: I think you have a good opportunity to be successful.

M. DiBietto: Will the residential use be abandoned or will it be commercial?

A. Beauchemin: Commercial.

**2. Gordon Leedy, VHB - Granite Hill South
Map 14, Lot 34-1 - 200 units of market rate apartments on 220 acres**

M. DiBietto stepped down

G. Leedy: This site is a large piece of property on Granite Hill. The same group owns Map 14, Lot 58. In total there are 220 acres. There are 205 acres in Lot 34-1 and another 15 acres in Lot 58. This property along with Lot 34 was approved for an additional townhouse condominium development as well as a single family sub-division. There were 91 lots on Lot 34-1 and quite a few townhouses approved on Lot 34. Subsequent to the downturn in 2008, the people who were proposing to develop these properties went in a different direction and the town ended up owning Lot 34 and Ddd Holdings owns Lots 34-1 and 58. Those approvals have lapsed. There is large wetland complex that is to the west of Manchester Sand and Gravel. There is 100' undisturbed buffer that is associated with this wetland. There are smaller buffers associated with the larger of the isolated wetlands. We looked at a way to develop this for market rate rental apartments. They are envisioned to be 4-story buildings with elevators. It would be a mixture of 32, 36 and 24 unit buildings. For density purposes we would be allowed one unit per acre which would be 220 units. Another option would be to do fewer units on one lot and an age-restricted development on the other lot. This would be developed under the MDR standards. We wanted to see if the Board would be in support of this type of development. A significant part of this would remain in open space. It is an important natural resource that is worthy of protection.

J. Duffy: I have a comment from the Chairman of the Conservation Commission: “For Granite Hill South the parcel has significant conservation value and abuts existing conservation land. The more dense we can make this development and maximize the conservation values the better.” This was in bankruptcy and the approvals have lapsed.

D. Marshall: This would be 7 buildings?

G. Leedy: Yes. They would be between 24 and 36 units. The 36-unit building would be 4 floors with one walk outside. The 32-unit building would be a straight 4-story building and the 24-unit building would be a 3-story building.

D. Marshall: Are the density requirements met?

G. Leedy: Yes.

D. Marshall: No other development would ever appear on the green area you are showing?

G. Leedy: Correct.

J. Duffy: What would you do with that area?

G. Leedy: We currently do not know. It may be advantageous to donate to an entity. It would be better to have someone actively keeping an eye out toward managing the property for conservation use. There may be an advantage to the development team to do that.

D. Marshall: Does this abut University Heights?

G. Leedy: Yes. When we were looking at lower density uses we looked at extending a road to connect the two properties, but I would agree with the Chairman of the Conservation Commission. The lower density lowers infrastructure costs. This would conform in every respect to your cul-de-sac standards and believe this is the smartest way to use this property.

D. Grafton: What is the access to this property?

G. Leedy: It is on the south side. The traffic would go through the existing Granite Hill neighborhood but it is likely to be less than what was previously approved.

D. Grafton: There is a traffic light there to support that burden. The road is tight.

D. Winterton: Would there sufficient parking?

G. Leedy: It is about 2.2 parking spaces per unit. It would possibly be a mixture of one and two bedrooms. We think it is sufficient but if we need to make it larger there is plenty of room.

D. Marshall: When you say market rate, what would a two-bedroom apartment cost to rent?

G. Leedy: Currently the market is \$1200-\$1400 per month. We are showing a small club house facility with a pool. I think the location is the amenity. If we want to keep rents reasonable we need to look at density and keeping the amenity package appropriate to the market.

D. Winterton: Is there a factor on how many students we might be creating?

G. Leedy: It is low. Possibly .2 school-age students per unit. That would be subject to whatever impact fee you have in place for residential developments. The number of school-age children per household is going down.

P. Scarpetti: Would a restriction also be placed on the second parcel?

G. Leedy: It depends on the density. As far as infrastructure, there was ample capacity at the treatment plant for development in this area. There was significant discussion about water. Half was in the high pressure zone and half was in the low pressure zone. We believe one section of the property is more developable from a water standpoint than the other portions of the property.

D. Marshall: Would it be serviced by Central or Village?

G. Leedy: Central which is Manchester water.

D. Grafton: Why was there a change from the original neighborhood, which was established for a lot of owner occupied units, to a more transient neighborhood?

G. Leedy: The cost of development and the way the market is.

D. Grafton: You are seeing a greater need in the market for rentals?

G. Leedy: Yes.

D. Marshall: Is this scheduled for a hearing?

G. Leedy: Not currently. We want to get a sense of what the Board thinks of this.

D. Marshall: In the analysis of developing something like this, the question would be if the apartments would be filled. I think you would be in competition with University Heights as far as getting full occupancy. That is something you need to educate the Board on.

G. Leedy: I understand.

M. DiBietto returned.

WAIVER REQUEST

- 3. PAUL SCARPETTI/MERRIMACK RESERVE (#16-28)
62 Edgewater Drive, Map 1, Lots 4, 6, 8, 9**

Waiver Request from Section II, 2.24 of the Development Regulations - Residential Sprinkler Requirements

P. Scarpetti stepped down.

All three alternates will be voting.

P. Scarpetti: We got the approval for the project. We have done some marketing and have a reservation on one of the lots. When we got our approval it was listed to have fire sprinklers. Since then we have realized it is not required. We would like the homeowners to decide if they would like them or not. The Village Fire Station is less than 2 miles from the property and we are right on the river if the fire department needed to draw water.

J. Duffy: He is following suit with the others that have come before you in the past couple of years.

T. Prasol motioned to grant the waiver request from Section II, 2.24 of the Development Regulations - Residential Sprinkler Requirements for Paul Scarpetti/Merrimack Reserve (#16-28). Seconded by D. Grafton. Motion carried unanimously.

P. Scarpetti returned.

D. Grafton and C. Stelmach will be voting.

CHANGE OF USE

J. Duffy: 1. Great Joy School of Dance, 198 Londonderry Turnpike, Map 36, lot 45-1. Existing use is also a dance studio. Approved. 2. Cowbunga's Indoor Inflatable Playground, 1328 Hooksett Road (Hooksett Village Shops). Expanded concession area to include kitchen for pizza, cake and snap prep. Approved. 3. Collins Meat & Produce, 1261 Hooksett Road, Unit 3, Map 31, lot 93. Existing use is office. Proposed use is retail meat market. Approved.

BOARD DISCUSSION

None

OTHER BUSINESS

None

ADJOURNMENT

P. Scarpetti motioned to adjourn. Seconded by T. Prasol. Motion carried unanimously.

The meeting was adjourned at 6:43 pm.

Respectfully submitted by,

AnnMarie White
Recording Clerk