

**HOOKSETT  
TECHNICAL REVIEW COMMITTEE (TRC)  
MEETING MINUTES  
HOOKSETT MUNICIPAL BUILDING  
Thursday, August 28, 2008**

**CALLED TO ORDER**

J. Duffy called the meeting to order at 9:04 am.

**ATTENDANCE**

**Town of Hooksett**

J. Duffy, Town Planner, J. Gryval, Planning Board Chair, P. Rowell, Building Dept., D. Boyce, Recycling/Transfer Station, S. Agrafiotis, Police Dept., R. Bairam, ZBA, J. Hebert, Village Water Precinct, T. Amato, Village Water Commission, J. Lyons, Village Water Commission, J. Smith, Central Water Precinct, D. Tatem, Stantec, and R. LaBranche, Stantec.

**SEVERINO TRUCKING, Pine Street, Map 7, Lots 3 & 3-2**

**Representing the Applicant**

Marc L'Heureux, Severino Trucking, Tom Severino, Severino Trucking, and Chris Tymula, MHF Designs.

J. Duffy: Presented an overview. Map 7, Lot 3 is in the wellhead protection area. It is not just a 400 ft radius. It is about the entire lot. Referenced pg 112 of the Zoning Ordinance – excavation in this area. Basically, this is not a permitted use in this area.

C. Tymula: I am representing Severino Trucking. In February or April of this year, a subdivision was approved for this site. Excavation is detrimental to the permitted use. We are not building at this time; this is incidental work to a subdivision. The regulations changed while we were doing this.

J. Duffy: The regulations changed in May and were posted in March this year. A large excavation is not incidental.

C. Tymula: There will be a farmhouse type field for this lot once it is excavated.

P. Rowell: Where did the 400 ft radius come from?

J. Duffy: Jack Munn wrote the wellhead protection ordinance. The North well is in this area.

P. Rowell: For the subdivision, they did not show the wellhead protection area?

J. Duffy: Nothing is prohibiting them from doing this in the aquifer. It is because it is in the wellhead protection area; adopted June 2007.

C. Tymula: Do we need a special exception with the ZBA?

J. Duffy: If it is not permitted use, you would have to ask for a variance.

C. Tymula: Presented overview of site. There is an existing dwelling with private septic and well. PSNH has a 135 ft wide easement. This site was approved earlier this year for a 3-lot subdivision. The driveway and access easement is to benefit lot 3-2. We are using the existing topography for water run off. There is a depression on the site to Pinnacle Pond. We went to ZBA, and they asked us to come before the TRC. This is an incidental use.

R. LaBranche: If you were allowed to excavate, what is your plan to assure no negative environmental impact.

C. Tymula: There is no refueling on the site. It will be loamed and seeded. We do not feel there is any negative impact.

R. LaBranche: What is the existing impact to Pine Street?

C. Tymula: For the traffic on Pine Street; T. Severino came up with a bond estimate (this was distributed and reviewed by the TRC).

T. Amato: Village Water is in this area.

C. Tymula: The subdivision is still planning on having Village Water. This is just for the excavation.

T. Amato: Village Water has no idea on the current status of this site. The applicant needs to set-up a water escrow account with Stantec. Last I heard, the applicant was in arrears with their subdivision escrow account with Stantec.

R. LaBranche: Referenced RSA 155-E as Agent of the State. The Town has adopted the wellhead protection. RSA 155-E refers to an aquifer. We would need significantly more engineering data to assure they would not damage the aquifer or well. Pine Street numbers need to be reviewed by Dale Hemeon, Highway Dept., for impact.

S. Agrafiotis: How many trucks per day during excavation?

C. Tymula: There will be 10-15 loads/trucks per hour (see sheet 3 of 5 for type of trucks).

S. Agrafiotis: There is already too much traffic on this street. This road is narrow. What are the hours of operation for your vehicles?

C. Tymula: The hours will be 7:00am-5:00pm.

J. Lyons: School is starting and in the morning, the street is congested. This may be a safety issue.

C. Tymula: The trucks idle at 15 mph.

S. Agrafiotis: How many months for your project?

C. Tymula: Start the Fall of this year and complete in 1 ½ yrs.

P. Rowell: The applicant told the ZBA there is 1 yr of hauling.

J. Gryval: When this was presented to the Planning Board, there was no mention of excavation.

C. Tymula: When all is said in done, this is a better project.

J. Gryval: This is different than just a subdivision.

J. Lyons: Will there be any blasting?

C. Tymula: No.

J. Duffy: I will be presenting this to the Planning Board and you will need to get on the Conservation Commission Agenda. It was not the intent of the Planning Board to have excavation, when they approved the site for a subdivision. The areas around wells need to be rezoned to LDR. The North well is very close to this parcel.

C. Tymula: Mr. Severino is willing to redesignate the site and deed to the Town. They are looking to do this as soon as possible.

J. Duffy: It looks like after the subdivision approval, you saw this land is valuable and now you want to excavate.

T. Severino: There is no ill intent on my part. Someone else subdivided this before me. When we walked the lot, we were told we would need to grade this out to build a house. Tonight we have a site walk with ZBA. We can trade materials for the water line. It may be easier if we purchased the lot and we put in the water line. Then I saw how nice a pasture would look. I have a farmhouse in Candia on 30 acres. My reputation is not to rape the land. I am more about how our projects look. I want to make this site aesthetically pleasing. I may sell the farmhouse and make a 10-acre lot. If we can excavate, I am willing to give up the wellhead protection and conservation. We need to

level this site. We have 4:1 slopes; requirements are 3:1. Our areas are above the water table; Pinnacle Pond is approximately 50 ft below. The trucks take 45 seconds to travel and idle at 15 mph on a 1,000 ft road. All my trucks have radios to ask if someone is coming up Pine Street. This is an improvement to the site.

T. Amato: How many yards?

C. Tymula: 100,000 yards.

R. LaBranche: This is a discussion about the project, not a formal review.

J. Duffy: When is this going back to ZBA?

P. Rowell: September 9, 2008.

T. Severino: The site walk tonight is at 6:30pm.

R. LaBranche: I can walk the site with the Town and the applicant's permission. I cannot make it tonight, however I can do another time.

J. Duffy: I would suggest someone from Stantec be included in the review.

P. Rowell: The TRC meeting was at the request of the ZBA.

C. Tymula: We would like Stantec to start reviewing.

P. Rowell: Jo Ann and I will review the wellhead protection plan.

R. LaBranche: What is the intent at the Sept. 9th ZBA meeting?

C. Tymula: Excavation permit – other ordinances.

P. Rowell: If they need a variance, the applicant will get this in writing.

T. Severino: We thought we would get approved at the second ZBA meeting. I asked Chris if we needed a regrading plan. We needed the direction on this and asked Peter. The joint consensus is that we need an excavation permit. I just wanted to regrade the back lot, then found out we had to go to ZBA.

C. Tymula: You are recommending we go to Conservation Commission next week?

J. Duffy: It is Very likely that the ZBA will ask if you have spoken with the Conservation Commission.

P. Rowell: If the Conservation Commission does not go to the site walk tonight, the applicant should reach out to them to get their comments.

R. LaBranche: I can complete a site walk on Sept 2<sup>nd</sup> @ 10:00am.

J. Hebert: We have test wells along the pond.

C. Tymula: We are not near them.

J. Duffy: P. Rowell will get back to the applicant on next steps.

**FAULKNER LANDSCAPING & NURSERY, 1380 Hooksett Road, Map 18, Lot 47**

**Representing the Applicant**

Stephen Faulkner, Faulkner Landscaping & Nursery, and Dave Brouillet, Holden Engineering.

J. Duffy: Presented an overview. This is the 2<sup>nd</sup> TRC hearing for Faulkner. The site is one lot North of Dieseland. Steve was here for a different site the last time. This is a new site with a revised plan.

Dave Brouillet, Holden: Presented overview. The existing pavement has two (2) wetlands on either side. We are hoping to use the existing pavement in the front. The concept is to construct a 3,200 sq ft building, 1,120 sq ft greenhouse, and 1,200 sq ft storage shed. Additionally, there may be a 1,000 sq ft building for future expansion. We have made 42 parking spaces for retail use. The gravel roadway is in the back through the site where the rear plant display area is proposed. There will be bin storage for aggregates and mulches. We will complete water testing, the building will be sprinklered, and we will need water for the bathrooms/sinks. We propose a well for irrigations.

J. Duffy: Read comments from the Central Water Precinct in memo dated 8/27/08: "There is little capacity in this water main. The Granite Hill Pump Station with the operation of 2 pumps will consume most of the available water main capacity. The pipe in front of this project is 10" AC, new connection should be with a tee and section of the pipe should be replaced with 12" DI. There should be two services domestic and fire service. If an additional building for food service is to be added, then new services should be added at this time."

D. Brouillet: There is sewer connection to serve this lot; we will connect to this.

D. Tatem: What about the future expansion?

D. Brouillet: Yes, also for future expansion. Similar to Legends, like an ice cream stand. There is a possibility for an individual septic system. We are looking into costs and capacity.

J. Duffy: Are you meeting with the Sewer Commission?

S. Faulkner: Is there a problem for having my own septic system?

D. Tatem: If you are trying to crunch numbers now, inquire on a grease trap for a future food service expansion.

S. Faulkner: For our own leach field, should we design this for the future?

D. Tatem: I do not believe the State will approve without the grease trap.

P. Rowell: Should we be reviewing this with the future expansion?

J. Duffy: I told Steve he should include this in this Planning Board submission, so that he would not have to come back to the Board for the future expansion.

S. Faulkner: I should have all the utilities for the future.

D. Tatem: Show the future expansion now to the Planning Board, then you would just need to go back to Building for permits. If you now call it an "ice cream stand" and then expand to a "restaurant", you would need to go back to the Board.

P. Rowell: Put any use that you may intend to have in the future, so there is no question for change in use later.

J. Duffy: If you put retail for the proposed building, what would the use be for an ice cream stand?

D. Tatem: That would fall under restaurant and need State food permits.

D. Brouillet: The drainage will have detention basins. We are on the Conservation Agenda for the Conditional Use Permit (CUP) for the treatment swales within the 40 ft buffer.

J. Duffy: You have pavement between the wetlands?

D. Brouillet: Do we need a separate CUP to remove and restore this pavement area?

J. Gryval: The pavement in this area is in tough shape.

P. Rowell: If we can verify a good base under, then you can pave over it.

J. Duffy: The CUP you submitted is incomplete. The only copy we have states "see attached". You need to complete and submit the CUP to both the Conservation Commission and the Planning Board.

D. Brouillet: We are submitting paperwork this week for the State driveway permit. If we do a septic system or well, we will do all necessary State paperwork. The site specific permit will be submitted to the State. If Steve does go with a restaurant, we are aware this will require separate State permits. The Planning Board had concerns with fertilizers on the site.

P. Rowell: Is this site within the aquifer conservation district?

J. Duffy: The line you are showing on your plan may not be correct. I think the site is less in the groundwater protection area.

P. Rowell: Storage for fertilizers and road salt?

S. Faulkner: An outside salt bin is a consideration. The fertilizers will be stored indoors.

J. Duffy: In May, a map was adopted for the aquifer. I can e-mail this map to Holden Engineering.

P. Rowell: I would like to be on the conservative side, and have the plan indicate where items will be stored.

J. Duffy: There is an existing oil tank towards the front of the existing building, what will happen with it? Also, there is a well shown; this needs to be capped. A 40ft wetland buffer is needed. The plan shows one proposed light pole; you need a separate light plan.

S. Faulkner: There is one light for the front parking lot.

J. Duffy: Then you will need a waiver if you will not provide a separate light plan.

P. Rowell: Are these pole lights?

D. Tatem: There is no pole light requirement, it can be building mounted. The regulations state the need for illumination for the paved area.

S. Agrafiotis: Will this site be gated after hours?

S. Faulkner: I don't want anyone after hours getting up on bins. I will have it gated with no additional lighting.

D. Tatem: I still think this requires a waiver. Peter would need to enforce the gate being closed. At the last TRC, you mentioned being open year round. At 4:00pm in the Winter months, it gets dark. You may be selling sand and salt at that time. The Planning Board will need to make the decision if they will waive the lighting requirement.

S. Faulkner: For the in-house sand and salt not open to public, would this need lighting?

J. Duffy: Lighting the parking lot would be based on the intent for usage.

D. Tatem: Storage bin for in-house; I don't think this would need to be lit.

P. Rowell: There is a lighting ordinance, however you will need to follow the Development Regulations for waivers.

J. Duffy: A written waiver needs to be submitted with the Planning Board application. You need to work very closely with Dan to assure the checklist items are either shown on the plan or a waiver is requested. The Thursday prior to the Monday Planning Board meeting, the applicant must provide Dan with revisions to Dan's review comments.

J. Gryval: Make sure you request waivers for any items not on the plan.

J. Duffy: All waivers must be noted on the final approved plan.

D. Tatem: If this is gated and marked employees only, I don't believe that area would have to be paved. It is gravel now. The dumpster requires screening.

J. Duffy: For every parking space and access drive, the regulations state it must have a durable and dustless surface. The regulations also state that the Planning Board may approve, case-by-case, alternatives for the surface. This would need a waiver if it is not paved.

P. Rowell: The public will walk through the plant display area.

D. Brouillet: Is this required to be gated?

S. Faulkner: What are the gate requirements?

P. Rowell: Open during day, chain gate at night is OK. You are receiving the TRC comments today, however the Planning Board makes the final decision.

S. Agrafiotis: Right now you can access your site from Dieseland?

S. Faulkner: We propose to add a berm, trees and other landscape to separate from the Dieseland access.

P. Rowell: You show a gate to the Dieseland site on the plan. This should be taken off and add the berm, trees and landscape.

J. Duffy: The wetland setback on the abutting property needs to be shown on the plan.

D. Tatem: What is your landscaping plan? I know you talked about a buffer out front. If you don't want to follow the criteria for PZ landscape, then you would need to request a waiver.



J. Duffy: You need to meet with the Aesthetics Committee.

P. Rowell: We don't want to plant trees that will grow extremely high under power lines.

D. Tatem: Is all overhead electronic still there?

S. Faulkner: This will be taken out.

D. Tatem: Make sure your plan is updated to what is actually on the site. We will be completing a site walk.

P. Rowell: For the signage in the PZ, show this on the plan prior to submitting to the Planning Board for review.

J. Gryval: Has to be a monument sign.

P. Rowell: What about the outdoor public building on the plan?

S. Faulkner: It is a portable stand, not a building.

P. Rowell: The Building Code does not recognize portable structures. I would need to know when you will put it up and when you will take it down. Look carefully at the Building Codes for designing this.

S. Faulkner: There is no structure now. The Fire Dept. stated anything over 6 ft requires sprinklers. This portable stand will have open walls. I need to talk to the Fire Dept. in more detail.

J. Gryval: Are you intending to sell portable sheds on this site?

P. Rowell: If you are doing anything other than a nursery, whatever you intend to do (i.e. sell 10x10 sheds, gazebos), then put it on the plan to present to the Planning Board.

J. Duffy: Instead of a plant display area, you may want to state a more generic display area.

D. Tatem: A retail display area is a generic description.

J. Duffy: I have comments from the Fire Dept. that the applicant needs appropriate access, the building(s) is sprinklered, and he meets Town Requirements/Regulations per section 00-29.

P. Rowell: This is another ordinance.

J. Smith: For the water, we don't allow taps. You would have to replace with T's. Put the future ice cream stand on the pipe.

S. Faulkner: How big is the pipe?

J. Smith: Typically 12". Owen's Marine going South is 16".

D. Tatem: Central Hooksett Water and the Sewer Dept. need plans. They are separate from the Town and have separate review processes. You need letters from both water and sewer that they have capacity and before final approval, they will need to sign-off on your design. I would design the water and sewer now.

J. Duffy: Can the site be cleared prior to the pre-construction meeting? I told him it is not typically allowed.

D. Tatem: Steve would need a waiver for clearing the site now, before the pre-con meeting. He will need to come in after the completeness hearing with a construction plan and a waiver request.

J. Duffy: The abutters would need to be notified of the site clearing if started prior to the pre-construction meeting.

<p><b>Faulkner's Aesthetic Committee Meeting scheduled for September 15, 2008 @ 6:00pm Hooksett Municipal Building Chambers Room 105.</b></p>
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**ADJOURNMENT**

J. Duffy declared the meeting adjourned at 10:50am.

Respectfully submitted,

Donna J. Fitzpatrick  
Planning Coordinator