

**HOOKSETT
TECHNICAL REVIEW COMMITTEE (TRC)
MEETING MINUTES
HOOKSETT MUNICIPAL BUILDING – room 204
Thursday, August 13, 2009**

CALLED TO ORDER

J. Duffy called the meeting to order at 9:00am.

ATTENDANCE

Town of Hooksett

J. Duffy, Town Planner, D. Tatem, Stantec, P. Rowell, Building Dept., J. Gryval, Planning Board Chair, D. Hemeon, Highway Dept. (arrived 9:20am), Greg Weir & Jay Smith, Central Hooksett Water Precinct (arrived 10:00am),

1. (9:00 - 10:00am)

BEMIS SAVOIE ROAD II, LLC - PPNE (plan #09-17)

Jack Szemplinski, Benchmark Engineering, Inc.

Bemis Savoie Road, Map 37, Lots 44 & 45

Proposal to construct a 150' x 75' addition/freezer building and drainage improvements.

Representing the Applicant

Jack Szemplinski, Benchmark Engineering, Inc., Ron Nagle, PPNE Plant Mgr., and Victor Martin, PPNE Contractor.

J. Duffy: We would like to welcome you to the TRC for PPNE. We will start with introductions.

J. Szemplinski: PPNE is next to Lowes on Bemis Savoie Road. This road services just PPNE. At the present time there are several buildings on the site and parking all around. My client would like to add 11,250 sq ft to the existing facility. They are very much in shortage of freezers, and chickens are being stored in tractor-trailers. We discussed with Dale Hemeon about 1 ½ months ago the Bemis Savoie Road existing drainage issues. Water off site to rip rap to catch basins that are non-functional “plugged”. Water goes down to Route 3A. This site was previously approved for another addition ½ this size. After comments from the Fire Dept., I was hoping the Deputy Fire Chief could be here. He said we needed to sprinkler the existing building, and this is almost impossible to do. We can't have dust, which is required for construction of sprinklers. Question is whether the entire existing building would have to be sprinklered. The existing drainage requires money to fix it right, and my client was wondering about phasing: 1) freezer built this fall, and 2) drainage next spring.

V. Martin: There are 18-22 trailers to relocate.

R. Nagle: The building is a cooler not a freezer. We want to make the existing cooler a freezer. It is a 6,000 sq ft facility in the older plan. There are 320 pallets in the trailers contributing to greenhouse gases; 1,056 pallet with expansion. We do \$322 million in sales, 60% of which is in Hooksett. We also have plants in ME & CT. We have 228 employees; more than Lowe's and Walmart combined. We are a Homeland Security site. For NY's 911 and LA's Katrina, we send food and water immediately. We need to address the road maintenance and fire sprinkler system. Every time we talk to the Town, it is costing us more money. Do we want a 6,000 sq ft facility or larger, or move to another Town?

J. Duffy: Last we met with Dale, you were going to get him a survey of Bemis Savoie Rd. He was going to compare with his information to determine if the road is part in Manchester. I think Victor said your company is interested in the road.

R. Nagle: Dale offered us the road for \$1.00. I have a survey.

J. Duffy: Did Dale get the survey?

J. Szemplinski: I don't think he did.

J. Gryval: The Manchester and Hooksett boundary for the center of Bemis Savoie Road has been going on since Therrien Roofer owned the site to the Manchester side.

J. Szemplinski: The Town line is running right through the road here. I have a comprehensive survey.

J. Gryval: Therrien was opposed to Poultry being there. He came to the Board.

V. Martin: The water blowing out is in the Town right-of-way?

J. Szemplinski: Yes.

R. Nagle: We have pictures where we tried to stop the water. It cost us \$11,000 to move the Town fill from a Town road, another \$2,800 to clean up the catch basins, and more money for plowing. I have 228 employees and we are open 24/7.

P. Rowell: Are you willing to take the road?

R. Nagle: We get taxed now for the building and the road. The road is in disrepair. We are willing to be a good neighbor and we want to stay in Hooksett.

P. Rowell: They were approved for a 6,000 sq ft addition?

J. Duffy: I don't know.

P. Rowell: And they are looking for an amendment of about another 6,000 sq ft.

J. Duffy: Dale didn't receive the survey from 1 ½ months ago. Did you talk to the Fire Dept.?

V. Martin: The Deputy Fire Chief said that because of this revision, per the Town Ordinance the whole project now has to be sprinklered. The FP101 code says it doesn't have to be sprinklered.

J. Duffy: Is there any negotiation?

V. Martin: Also need a 20 ft turnaround.

D. Hemeon: Because the new building is to be attached to the existing building you need to sprinkler all of it. Maybe you could detach the building?

V. Martin: For the office space, if we sprinkler, it won't meet the minimum height requirement for clearance and renovations.

R. Nagle: The drainage issue, I paid Bellmore to clean the Town's catch basins. The basin where Lowes is, the pipe is broken where Lowes made their cut. The key cut to attach to our water, the pipe broke while Lowes did it, because we run trucks on that road 24/7. My idea is that Poultry takes the road. The second issue is the Fire Dept. requirement.

J. Duffy: Recap for Dale . . . they have the survey today.

D. Hemeon: The surveyor is saying the line is in the middle of the Bemis Savoie Road. Manchester is saying the whole road is in Hooksett.

R. Nagle: No one wants to own it, because it needs fixing and drainage.

D. Hemeon: A couple of Councilors have no issues with Poultry taking the road.

R. Nagle: There is \$400,000 worth of drainage costs, in addition to taking road.

D. Tatem: What are you doing for \$400,000?

J. Szemplinski: I don't know about \$400,000, but there would be costs to reconstruct the road.

D. Hemeon: The road is solely for Poultry.

R. Nagle: There is another site up there and it may be developed in the future.

D. Hemeon: Lowes flooded the bottom part of the road. I spent a week there sucking out manholes and doing them again. Then you did it 3x times. You have a parking lot that you built without permission.

R. Nagle: We built the parking lot because it was in the road. Jack's surveying and die test shows that all of the water is at the corner of the rock wall. He has a plan for a detention area where the parking lot is (Town right-of-way) to stop it. The basins are on the opposite site of road plan.

D. Hemeon: The drainage pipe that rotted in the road way, is it 100 ft?

R. Nagle: 154 ft.

J. Szemplinski: 15 ft pipe.

R. Nagle: Where Lowes cut in for water is where the pipe broke.

P. Rowell: From what I see they have an approval for a 6,000 sq ft building and I could give them a permit.

V. Martin: July 2002 we were approved for 6,000 sq ft.

P. Rowell: They want to build roughly a 12,000 sq ft building. Let's try to tell them what we want them to do in order to do this. Is Poultry ready to take the road if the Councilors give it to them for a buck?

V. Martin: To fire sprinkler the whole building (existing and addition) and drainage improvements, financially we can't do the whole thing.

P. Rowell: Let's come up with a list: taking the road, drainage, sprinkler, etc.

D. Hemeon: You are taking one step to fast. Who owns the road?

J. Szemplinski: Poultry doesn't own the road. Hooksett and Manchester need to provide their input.

D. Hemeon: I understand that the Town has some responsibility to replace the drainage lines if they are gone. Poultry is part of problem for stuffing their dirt. If pipes are rotted it is the Town, but Poultry added dirt.

R. Nagle: The Town owns the right-of-way, and we paid to have the bank moved. Jack has designed a detention area on the Town right-of-way. If you give us that, it solves the dirt.

D. Hemeon: The Town Council would have to give the road. This road has no use to the Town. It is a driveway to Poultry.

R. Nagle: I employ 228 people and we are a homeland security site. Lights out in Hooksett, I can feed the Town for quite a long time. We had trucks of water to LA before FEMA. We are an asset to Hooksett.

J. Duffy: 2002 site plan has a truck washing building. It had nothing to do with other additions over here. Phase III has a 67x38 and an 80x35 buildings from the initial site plan.

R. Nagle: The 67x38 was built.

J. Duffy: What was approved as part of this phased plan was approved in the 1980s. If you go ahead with something it has to be the exact measurements from then.

D. Tatem: For sq ft, if you have to go back for approval, go for the total 12,000 sq ft.

J. Duffy: Have a further discussion with the Fire Dept.

P. Hemeon: Fire needs to sign off on this site plan.

J. Duffy: Get Dale the survey of Bemis Savoie Road.

D. Hemeon: Show me a plan opposite of Manchester.

D. Tatem: The Town should know who owns the road.

D. Hemeon: How do we solve that issue?

J. Szemplinski: Whatever plans are on record.

D. Tatem: The Town line should still be determined.

D. Hemeon: The Town has always said the line is in the middle of the road.

J. Duffy: Jack mentioned that there is a preamble in Manchester now. Manchester can't move the line over until they have a discussion with Hooksett. There is a preamble committee.

D. Hemeon: Harold Murray and Tom Young (on Council 10 yrs ago) said it is a Manchester road.

P. Rowell: Boundary dispute is either worked out or it goes before a judge.

D. Hemeon: Manchester doesn't seem to own it.

J. Duffy: If ownership is resolved, maybe they can follow through with preambulation.

D. Hemeon: If Manchester and the Town agrees, get sign off for Poultry to own the road. Obviously you have drainage issues you don't want to deal with.

J. Duffy: If the road is ½ Hooksett and ½ Manchester is the drainage only a Hooksett issue?

D. Hemeon: No.

P. Rowell: For roadway ownership, do you think the Planning Board would move ahead?

J. Duffy: That is through the Town Council

D. Hemeon: I think they would be happy to give it to Poultry.

R. Nagle: I plow it before the Town gets there.

P. Rowell: If it is a Town road, can the Planning Board move ahead. Now drainage, do they need to fix all the drainage immediately?

J. Duffy: They need building approval for their site plan, same as everybody else. We would need a bond to complete drainage later.

D. Hemeon: 350 ft of pipe @ 15 in. is needed.

P. Rowell: It is 310 ft.

D. Hemeon: To be exact it is 330 ft.

P. Rowell: Replace the 2x catch basins.

J. Szemplinski: There are water and gas lines there.

P. Rowell: If they repair 300 ft + of drainage would the Planning Board let them move ahead?

D. Tatem: There are other issues on the site related to drainage.

J. Gryval: How is the State DOT going to feel about the road?

P. Rowell: Let DOT work that out.

J. Gryval: I would like to see that thing solved once and for all.

J. Duffy: It will need to be approved and signed by the City of Manchester and Town of Hooksett and recorded in both Hillsborough and Merrimack Counties.

P. Rowell: All drainage issues are at the end of Bemis Savoie Road. They want to know how to move ahead. We are feeling as though they have to resolve the ownership issue.

V. Martin: Why should we be resolving the boundary dispute?

J. Szemplinski: The 6,000 sq ft, can they build now?

P. Rowell: The feeling is they can.

J. Duffy: They would have to build exactly as is; 2002 truck wash, and 1980s cooler.

D. Hemeon: Drainage repaired with same size drainage in road, any other issues?

D. Tatem: Where the cooler would go, impervious, it is already paved, and not increasing water. There are a bunch of infiltration systems that smell like sewer on the site. Especially since it is a food production business, we should look at this.

D. Hemeon: 15 in metal galvanized pipe replace same. Do those size pipes have to change? If I have to fix my road, my drainage, I will replace with the same.

J. Szemplinski: The pipe to the catch basin is where water goes. What I believe is the line connects somewhere on Rte 3A and there is no catch basin.

D. Tatem: TV it to get an accurate account.

R. Nagle: Do I have to pay for that too?

D. Hemeon: It would have to be torn up to Rte 3A and replaced.

P. Rowell: If they take ownership of the road, Dale you don't have to do it.

D. Hemeon: I have to do something. I know a lot of dirt came down from those washouts. It could be just from blockage or a broken pipe or both. The manholes have been to the top more than once.

J. Szemplinski: Is the problem recurring or only during construction?

D. Hemeon: When banking, water in between rocks and the manholes are for retention ponds.

J. Szemplinski: What I observed was the water ponds in the rip rap, and then comes down and seeps out here.

P. Rowell: Infiltration, is it going to come out down there?

J. Szemplinski: Put in a catch basin and tie it into the system.

P. Rowell: Take the surface water off.

J. Szemplinski: Cut off the water to the rip rap.

J. Duffy: On the existing conditions plan, you don't show any tractors.

J. Szemplinski: Because they are movable.

J. Duffy: But if they are there now, you have to show them.

R. Nagle: 16-20 are stored stay in yard. Some are moved to the dock.

J. Duffy: Then mark the tractor trailer parking on the plan.

P. Rowell: I don't see we are back to square one. Resolve and take ownership of the road.

J. Szemplinski: Are we talking about the 6,000 sq ft or the 12,000 sq ft?

J. Duffy: If they take ownership of the road, who does the drainage?

P. Rowell: If they own the road, they do the drainage.

D. Tatem: Peter, drainage whole thing, should meet Town requirements.

P. Rowell: Drainage meet current regs.

J. Duffy: Everything on the plan has to meet current regs.

D. Tatem: The site has to be safe or we wouldn't recommend approval.

J. Szemplinski: I don't know if we would meet a 100 yr storm.

J. Duffy: Then ask for a waiver. Either meet the regs or ask for a waiver.

D. Tatem: A waiver is reasonable to ask for as long it is safe.

P. Rowell: What about the rest of the project, parking?

J. Gryval: There are certain conditions where you can't possibly meet the regs, then you ask for a waiver.

J. Szemplinski: Treatment here is almost impossible, no room.

P. Rowell: Suggest to the applicant to look at what you have done now, see where you need waivers.

J. Duffy: Before you go that route, find out about your sprinklers and ownership of road. The Planning Board is the least of your problems.

J. Gryval: If you do the best you can find out what's left for waivers.

J. Szemplinski: Is this a Planning Board discussion?

J. Gryval: I don't think they can tell you what waivers you should get.

J. Duffy: Meet with the Fire Dept. right away and iron that out. Then follow-up on the ownership issues of the roadway. More than likely, if your plans are really good, you could get approved in one meeting. You can do completeness and amendment in one meeting.

P. Rowell: So the Planning Board can move forward with this?

D. Tatem: Peter, that is too vague.

J. Szemplinski: Manchester's perambulation, I don't know if it is fully completed.

J. Gryval: Look up in Manchester for Therrien's property and the Poultry road.

D. Hemeon: I want a plan stamped by a surveyor.

J. Duffy: The road will not hold up the building. It was discussed at a previous meeting about you taking over the road. This is similar to SNHU. Dale can't keep up with the road, now there is an agreement for SNHU to maintain it.

J. Gryval: No one else is using the road?

D. Tatem: There is another piece of property that abuts the road. That may be an issue. If they turn it into a private road, they would have to give the abutter an easement.

J. Duffy: You could block access to that property in Manchester. Have an agreement that he could pay you for part of the maintenance.

D. Tatem: As I mentioned to Jack, catch basins, one smelled like sewer.

R. Nagle: The whole place smells like dead chickens.

D. Tatem: Peter, as the Health Officer, do you have an issue with this? The sewer and septic/leach fields could be converted to hard basins at not a substantial cost and may

increase flow. It would be a cleaner, safer, and easier solution. Test the water for coliform.

R. Nagle: USDA can test.

J. Duffy: Smell?

D. Tatem: Sewer does not smell like dead chickens.

P. Rowell: The site should be on sewer vs. septic.

J. Duffy: The Town is looking into bringing sewer into that area.

R. Nagle: City of Manchester would not allow their sewer on our site.

D. Tatem: Right now there is no sewer there. Deal with what you have. The drainage is to the river from Lowes and Walmart.

D. Hemeon: There is sewer at the bottom of the road, however Manchester won't let them use sewer, because they say the road is not in Manchester.

D. Tatem: Their operations are in Hooksett.

D. Hemeon: We had an agreement in the 1970s, that if we put in drainage, they pave the road.

2. (10:00 - 11:00am)

ADSISBRO, LLC (plan #09-18)

C/o Mark Adams, and Chad Branon, Meridian Land Services, Inc.

1228 Hooksett Road, Map 34, Lot 30

Proposal to construct a 4,400 sq ft general office building and associates site improvements.

Representing the Applicant

Chad Branon, Meridian Land Services, Inc., and Yervant Nahikian, Architect.

J. Duffy: We would like to welcome you to the TRC for Adsisbro, LLC. We will start with introductions.

C. Branon: I am representing the owners for Map 34 Lot 30. Initially we had a conversation of the Piazzni turned into an office building. We carried all the way through, but then constructed the parking lot because of costs to rehab that building. There is infrastructure for a 4,400 sq ft 2-story office building with associated parking. It is a tight spot for setbacks. It appears to meet the local ordinance. We are hoping for a speedy approval process. There is an existing detention basin along back of the proposed

building. It was constructed to accommodate the previous structures, and I believe it can accommodate this new building.

D. Tatem: What is the pre and post impervious?

C. Branon: Most of the work is done. We will grade the site out.

J. Duffy: The wetlands were flagged in 2004. There has been a complaint to the south neighbor that the wetland is growing.

C. Branon: This is not the same property. The access road did need DES permitting. The hydrant will need to be relocated, because of the entrance to the site. Sewer tied into building. Fire, access road can be one of the fire lanes, because the road is so close to the building. We are only required for 2 sides to have fire lanes. We will discuss with Mike Hoisington. Outside, it is a straight forward site. No state permits needed. We are within the 40 ft buffer adopted last year. It makes it more difficult, and we will request a CUP to the Planning Board.

J. Duffy: Updated DOT permit?

C. Branon: We can contact them, however the DOT permit had the office building and the restaurant.

J. Duffy: The Board may ask for an abbreviated traffic update (movie traffic taking lefts out of theater).

C. Branon: The old traffic study consisted of the office and a restaurant. It's been a couple of years. The IT manual current copy has the same numbers.

J. Duffy: Now that the movie theater is operational, can we get some real numbers?

C. Branon: We are under a tight timeframe. If we have to get a third party to put together numbers, it will throw timing off.

J. Duffy: John what do you think?

J. Gryval: There have been some complaints from people coming out of there not getting onto Rte 3. If the traffic study included this building, have it for this application.

C. Branon: Sure. At one point Mark wanted a traffic signal, and DOT would not allow it.

D. Tatem: Add a one-page cover letter to the previous traffic study. Update it with real numbers, but it still may not make a difference.

C. Branon: It is difficult for the Town or someone else who wants a signal. It won't get you anything at the State level, then we are doing real numbers for not.

J. Gryval: For excessive traffic, you said you would pay for an officer's time in the Cinemagic approval.

J. Duffy: The Police Chief nixed that, because it was unsafe for his staff.

P. Rowell: Private security can be hired. There are times of heavy movie traffic flow.

G. Weir: Exiting 3-5pm there is congestion from Martin's Ferry to Rte 3.

P. Rowell: In the past month I saw a movie there and the left turn I waited 4-5 minutes.

D. Tatem: Maybe for premiere movies, you can make arrangements with the Police Dept.

C. Branon: I didn't realize the police got nixed.

J. Duffy: Some towns don't let private security come in. I don't know how this Town works. The Police Chief said he wouldn't let his officers do traffic control, because it was unsafe.

P. Rowell: Come back to the Planning Board with a plan.

Y. Nahikian: The office building won't impact traffic. Their hours of operation are offset to the movie times.

D. Tatem: I agree an office building, 8-5 Mon-Fri, may not impact traffic, but when does the Planning Board have the opportunity to do this extra study?

J. Duffy: Get something in writing from the Police Dept.

J. Gryval: I don't remember this being nixed with the Police Dept.

J. Duffy: The Police Chief was upset that the Planning Board had made a Police Dept. decision without talking to him to have his officers do traffic control.

P. Rowell: The wetland setback is 25 ft no cut.

D. Tatem: It is a 40 ft no disturb, but because he is in the PZ they can do a CUP.

P. Rowell: Have a construction fence and a permanent boundary (steel stake).

J. Duffy: The 100 ft setback of prime wetland should be set with discs.

C. Branon: We did get a permit from the State to clean up the buffer. We had a public hearing with Jocelyn Degler.

P. Rowell: The boundary you can't cross. We don't want a lawn mower, and not know where the set backs are. Boundaries are easy to enforce. Map 34 Lot 30-3 would they have to come back to the Planning Board for a restaurant?

J. Duffy: Yes, they would have to come to the Planning Board.

P. Rowell: Is the sign on the plan?

D. Tatem: Use the existing monument sign.

C. Branon: The number of the building will be on the building.

P. Rowell: Use the existing signage, change note 'J' 96 sq ft sign that you can use some of that sign, but not a separate signage. Building signage should be on the elevation. Note on parking, 1 space per 325, Development Regulations say 1 space per 200.

C. Branon: I used the PZ.

P. Rowell: The PZ has less parking than commercial? Parking should all be under the same regulation.

J. Duffy: It has to be under the PZ, because it was adopted. Add a note for the 3 yr expiration required on all plans. MCRD need 7"x1" block for recording.

D. Tatem: Also, the approval block should have date approved and date signed.

P. Rowell: Refrain from putting landscape trees in snow storage areas.

J. Gryval: The trees there now are not surviving.

D. Tatem: Parking?

C. Branon: General office. Mark plans on moving his company here.

J. Duffy: Would he be the only occupant?

C. Branon: Right now, he would only occupy.

Y. Nahikian: His office is just for employees, not where people go.

D. Tatem: 9x18 parking spaces? Typically spaces are 10x20, however PZ only requires 9x18. Pull away from the buffer. You are allowed 9x18 for office. Surface drainage?

C. Branon: All surface, curb here. Troth on backside of parking and bleed out. No closed drainage.

D. Tatem: Grading along the detention pond.

C. Branon: 2 floors in front and basement windows.

D. Tatem: Drainage issues, 2:1 slope, steep slopes catch basin and pipe to pond. Drainage to run out of parking area.

Y. Nahikian: I am the architect for the project. The owner changed from the original building. Space is limited and there are no aesthetic guidelines for 60 ft wide (vs. 100 ft). It is a box, but we can do something more pleasant. I used hardy plank/stucco with intervention of metal siding for the feel of the double level and shapes; simple lines and clean architecture.

J. Duffy: It is a flat roof?

Y. Nahikian: Yes, in line with the architecture. I didn't want it to look like a house.

J. Duffy: A/C units?

Y. Nahikian: Back of building vs. roof.

J. Duffy: Could you add the drawing of the movie theater, and how this would look in front of it? It is very modern looking. Most buildings we see are New England style.

D. Tatem: Move the hydrant and bring in fire and water lines stubbed out (off Rte 3).

G. Weir: Are you exiting the right side or left side?

C. Branon: 2 stubs on Hooksett Road (4 inch and 2 inch).

D. Tatem: Comments from Mike for connections.

C. Branon: Hydrant within 75 ft of sprinkler connection.

D. Tatem: Sprinkler connection is determined by Fire Dept., then hydrant 75 ft from that.

C. Branon: Min or max 75 ft?

D. Tatem: Max 75 ft, get a hold of Mike first.

C. Branon: Sept. 14th completeness and public hearing same night? If tabled, first meeting in Oct. vs. 2nd meeting.

D. Tatem: These are new regs vs. cinemagic project. Have every reg item fulfilled or ask for a waiver.

ADJOURNMENT

J. Duffy declared the meeting adjourned at 11:00am. The next TRC meeting is scheduled for Thursday, September 10, 2009, Hooksett Municipal Building, 2ND FLOOR ROOM 204.

Respectfully submitted,

Donna J. Fitzpatrick
Planning Coordinator