

**HOOKSETT
TECHNICAL REVIEW COMMITTEE (TRC)
MEETING MINUTES
HOOKSETT MUNICIPAL BUILDING – room 204
Thursday, December 9, 2010**

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., D. Hemeon, Highway Dept., M. Hoisington, Fire Dept., S. Agrafiotis, Police Dept., J. Gryval, Planning Board Chair, B. Kudrick, Sewer Dept., and J. Smith, Central Hooksett Water Precinct.

1. (9:00am – 10:00am)

McDONALDS (plan #10-16)

Chris Rice, TF Moran

1254 Hooksett Rd, Map 30, Lot 26

Proposal to demolish the existing McDonald's restaurant and construct a new 1-story 4,320 sq ft McDonald's restaurant (100 seats) with associates access, parking, and site improvements.

Representing the Applicant

Chris Rice, TF Moran.

J. Duffy: We would like to welcome you to the TRC. We will start with introductions. From now on meeting dates will be held on the first Thursday of each month starting at 9:00am and deadlines are the last Thursday of the month prior by 4:30pm. For this project, their building is larger and parking is configured.

C. Rice: On behalf of McDonalds, we propose to demolish the existing structure and build a new McDonalds. The drive-thru and traffic circulation is confusing as it is now. This project is a major improvement. There will be side-by-side drive-thrus to take two orders at once for quickness of service. It is a 1.8-acre site in the Rte 3 performance zone (PZ). The existing structure is 3,600 sq ft with a basement and 104 parking spaces. We propose a 4,400 sq ft structure with no basement and reduce parking to 58 spaces. We feel that parking is more than adequate. Now the parking lot is usually half full. Most of their business is drive-thru. There is municipal sewer and water and we will tie into the existing sewer manhole with a grease trap. I spoke with everyone on an individual basis (water, sewer, fire, and police) prior to today's meeting.

J. Duffy: Is part of the island in the south DOT ROW?

C. Rice: There is a discrepancy on the existing ROW. The error was 30 yrs ago for the base plan and that was carried over to future plans. We think the northern line is the correct ROW. We think DOT will be deeding back property to McDonalds in the end.

D. Hemeon: DOT project will be out to bid in the spring.

D. Tatem: The DOT road construction is not for 2 yrs.

C. Rice: I have spoken with DOT on this plan for an updated permit.

M. Hoisington: Snow storage?

C. Rice: It will be on the perimeter of the site. If on site, we will contract to truck off site.

D. Hemeon: I wish there was a way to have landscaping without concrete islands for plowing. Hooksett Rd. entrance, if it were a striped island it would be easier to access for plowing.

D. Tatem: Have striped island for left turn vs. concrete island. Have a sign "no left turn" for liability if there is an accident.

M. Hoisington: And we can get our fire trucks in there easier if it is striped.

D. Tatem: And keep curb cuts all the same.

C. Rice: We will update the conceptual drawing presentation comments from the Planning Board. The existing sign is not staying where it is. We are moving it.

D. Hemeon: Signage grandfathered?

J. Duffy: Yes, because DOT is making them move it.

D. Tatem: South on Rte 3 you will see a message and order board. You should have a row of trees or something to cover the "bland" Hooksett Rd. side of the building.

J. Gryval: The DOT ROW on Rte 3 has been a problem for a long time.

D. Tatem: The new line you are showing for the DOT ROW on the proposed plan shows the ROW on the northern line.

D. Hemeon: What year was the existing McDonalds built?

B. Kudrick: 1974.

J. Duffy: A waiver request is needed for additional access from Hooksett Rd. (corner lot has access from Martin's Ferry Rd.).

C. Rice: Our plan was sent to Rich Radwanski at DOT. For the Martin's Ferry Rd. access, we need to widen the radius slightly for easier movement for the tractor-trailer turning template.

D. Tatem: They are making the site better. If making the access better for the 18-wheelers, we are OK and recommend it.

J. Duffy: I thought your comments at the Planning Board conceptual presentation on width of Martin's Ferry access was to make it smaller?

D. Tatem: I said make it smaller if their trucks can still get in.

C. Rice: At the Planning Board meeting there was discussion about a median down Rte 3 side of the site. I checked and DOT is not putting in medians with their current plan.

P. Rowell: Will you have access to the adjoining north site between McDonalds and Merchants at the previous doctor office building? The ordinance states to have cross-access.

D. Tatem: Peter is cross-access required or encouraged?

P. Rowell: It depends on how you read the ordinance. I will look at that again.

D. Tatem: Parking space by the dumpster, mark that space off as employee vs. customer. If not a customer might get stuck there for 10 minutes when the dumpster is being emptied.

C. Rice: The dumpster pad is flush. The propane tanks are being removed and we are hooking up to natural gas. I have water and gas on the Hooksett Rd. side. For power there is an existing PSNH pole on the Martin's Ferry Rd. side. Optimal would be to keep the existing building running while building the new one, however they have decided to be closed for 3 months (100 days) instead. Closure is scheduled for the week after February school vacation, and that is when they want to start construction.

D. Tatem: Drainage and the abutter?

C. Rice: We are reducing the impervious to the site. We are tying drainage into the existing and there are 3 existing catch basins. There are 3-4 ft sumps. A water quality unit will be installed.

D. Tatem: What is the sight distance on Martin's Ferry Rd.

C. Rice: It is 100 ft to the peak of the hill on MF. I checked with the State per Chief Agrafiotis request and there have been no accidents at the McDonalds Martin Ferry Rd. access in the last 3 years.

D. Tatem: You will need a waiver for sight distance and perhaps letters of support from Fire, Police, and DPW.

B. Kudrick: You need to set-up a \$500 escrow with us. We have been talking to the State and have been told after their Rte 3 DOT project the road will be 2 ft higher.

C. Rice: That would help me and drainage shouldn't be affected by the road being higher.

D. Tatem: The Rte 3 DOT widening has a plan showing proposed road improvements to your existing grades, etc. You want approval by February 2011, however they are not starting the DOT road until 2 yrs from now.

J. Duffy: I just received the drainage study for Rte 3.

D. Tatem: If DOT raises the road by 2 ft, then across the street from CVS at your site will get that pitch.

J. Smith: You need to send water \$1,100 escrow check, and \$4,400 inspection fees. You will need insertion valves and replace pipes. Send our water engineer Janet Levy a pdf file.

B. Kudrick: Jay are you replacing the water main on Rte 3 for the DOT project?

J. Smith: Yes all the way up to the Sunoco station.

M. Hoisington: There is a fire hydrant on private property.

B. Kudrick: The sewer money is not due until the final approval from the Planning Board.

J. Smith: Contact Irene at our water office and she can give you deadlines, etc.

D. Tatem: I know you have capacity for completeness, but before the Planning Board approval they want to see water and sewer technical plans OK'd by Janet Levy (water) and Bruce (sewer).

B. Kudrick: We will send letter to the Planning Board when we are all set.

D. Tatem: And Bruce is checking the grease trap.

J. Duffy: You will need to submit fees and can't start any work until the pre-construction meeting is in place.

M. Hoisington: Any impact fees?

J. Duffy: None because they are not increasing # seats or customers; just enlarging the building to make it better.

P. Rowell: The free-standing signage has been taken care of, however we will need building signage.

J. Duffy: Because the site is on a corner, you can have signage on both the Martin's Ferry Rd. and Rte 3 sides. I believe you need to include the sq ft of the menu/order board in your signage. I will check further on this as you may need a waiver.

D. Tatem: Bring in a picture of your menu boards.

C. Rice: Cross access, assuming recommended, will lose me a couple of parking spaces.

D. Tatem: If cross-access is required just ask for a waiver.

J. Duffy: Referred to ordinance for cross-access, it may not be needed if "unless undesirable or impractical". I encourage you to work this out ahead of time with the abutter. Show an alternative plan of cross-access for the Planning Board.

D. Tatem: Chris, you will need the cross-access unless the Planning Board says you don't need it.

ADJOURNMENT

J. Duffy declared the meeting adjourned at 10:00am. TRC meetings will now be held on the first Thursday of each month commencing at 9:00am. The next TRC meeting is scheduled for Thursday, January 6, 2011, Hooksett Municipal Building, 2ND FLOOR ROOM 204.

Respectfully submitted,

Donna J. Fitzpatrick
Planning Coordinator