

**HOOKSETT  
TECHNICAL REVIEW COMMITTEE (TRC)  
MEETING MINUTES  
HOOKSETT MUNICIPAL BUILDING – room 204  
Thursday, June 10, 2010**

**CALLED TO ORDER**

J. Duffy called the meeting to order at 9:05am.

**ATTENDANCE**

**Town of Hooksett**

J. Duffy, Community Development Dept., P. Rowell, Building Dept., M. Hoisington, Fire Dept., J. Gryval, Planning Board Chair, D. Boyce, Transfer Station, & D. Tatem, Stantec.

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

**MERCHANTS PLAZA, LLC – AUTOZONE, INC. (plan #10-09)  
Michael Sydney, Merchants Plaza, LLC, and Bergmann Associates  
Engineers**

**1279 Hooksett Rd., Map 25, Lot 46**

AutoZone, Inc. is proposing to remodel the existing 13,300 sq ft. furniture store and demolish the adjacent 2,900 sq ft restaurant building on the site in order to construct new sidewalk, parking and landscape areas.

**Representing the Applicant**

Michael Sydney, Merchants Plaza, LLC, and Erin McCloskey, Bergmann Assoc. Eng.

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

E. McCloskey: The site is the current Granite State Furniture and Topic of the Town restaurant. To the north of this site is Citizens Bank. AutoZone proposes moving into the existing building and demolishing the restaurant to provide more parking, and landscaping. Now there are 24 parking spaces, and we propose adding 11 spaces. There are several non-conformities and as proposed we can't change those (i.e. setbacks). DOT will take the ROW (right-of-way) in their master plan for Hooksett Road. The Granite State sign is to the east of the site. I spoke with Don Lyford at DOT and their timeframe is 2012 for the parking line, DOT improvement islands, landscaping, and sidewalks. There will be some proposed culvert work south of our building. Our disturbance is concentrated to the north of the site.

P. Rowell: This plan doesn't show the proposed state DOT work.

J. Duffy: With the DOT work you will need to move your signage.

M. Sydney: For signage, instead of multiple signs we would like to use one large sign with AutoZone as the largest tenant.

J. Duffy: On sheet C-1.0, what is the dark line around the building?

M. Sydney: That is staying as vacant space.

D. Tatem: You will use the existing structure with a wall in between so you can have another tenant on the other side (former mattress store).

M. Sydney: It is a one-story wood frame with a square shaped property line.

D. Tatem: There are three proposed businesses on this property.

M. Sydney: Cigar store and 2-story paint ball store.

D. Tatem: Three businesses in three separate buildings.

J. Duffy: And the restaurant is going away.

M. Sydney: Yes.

J. Gryval: You will retain ownership?

M. Sydney: Yes.

J. Gryval: You will maintain Autoquest as well?

M. Sydney: Yes.

D. Tatem: My comments for the engineer plan sheets:

- 1) Owners name and address** – add to cover sheet
- 2) Wetland scientist** – add scientist stamp, signature, and address
- 3) Permits** – add note on front sheet for required permits (i.e. DOT permit because of the change of use)
- 4) DOT** – change address from Concord, NH to DOT district 5 in Bedford, NH

P. Rowell: We don't consider this a change in use, just a change in tenant.

D. Tatem: My comments for the engineer plan sheets (CONTINUED):

- 5) signature block** - should have date approved and date signed and put on site plan sheet (that will be recorded) and the coversheet will be recorded with it
- 6) architectural** – provide for the Aesthetic Committee, if building line over 100 ft regulations state you need a jog or break

J. Duffy: You will have no service, just auto parts?

E. McCloskey: Correct. We will add a note to the plan.

D. Tatem: My comments for the engineer plan sheets (CONTINUED):

**7) detail sheets** – show select DOT gravels

**8) trench work** - compacted 95% modified proctor

**9) construction** – add reference

**10) parking spaces** – 10' x 20' for retail. Since these are existing spaces, maybe the Board will waive that criteria. Or if you are restriping fix the size. Employee spaces are 9' x 18' and should be marked. South entrance restriped or fixed.

**11) lighting** - should be full cut offs not just cut off and lenses flat not projected @ .3 ft candles where there is pavement. 4:1 ratio for pavement so there are no dark spots

D. Tatem: Will you have a condo plan?

M. Sydney: No, we own all three pieces.

D. Tatem: Show storm water treatment.

E. McCloskey: Water quality device?

D. Tatem: Yes, just show something.

D. Tatem: My comments for the engineer plan sheets (CONTINUED):

**12) utility line** – show all utility lines. If water lines are damaged when taking down the restaurant, you will need to redo those lines.

**13) Sprinklers** - that is up to Deputy Chief Hoisington from the Fire Dept.

M. Hoisington: The fire alarm system in the building will have to maintained.

D. Tatem: Work with Mike for fire requirements. The existing isle on the west side is 29 ft wide and you only need 24 ft. You could extend your parking with the 5 ft.

E. McCloskey: We will grind, pave, and restripe.

D. Tatem: For the plant set, add an overlay of the proposed DOT work.

M. Sydney: We are still working with DOT. Instead of multiple entrances to sites, DOT wants to restrict them. At the open culvert, we want to put an entrance there for a straight shot to the back of the building. There will be a new 4' x 10' culvert by the Chinese restaurant.

P. Rowell: You have an open pond in the corner.

D. Tatem: The dumpster needs an enclosure.

J. Duffy: Also, the 3 yr note on the cover sheet should also be on site plan sheet and add the note that there will be no auto service in the building.

D. Tatem: Does the setback need a variance?

P. Rowell: It is in the PZ and under the jurisdiction of the Planning Board who may make waivers.

M. Hoisington: Is the restaurant still open?

M. Sydney: Topic of the Town, yes it is still open.

M. Hoisington: Will the deliveries be in the back like they are now?

M. Sydney: Yes.

D. Tatem: Show the truck turning template.

M. Sydney: For the trucks they will use the new entrance for a straight shot off Rte 3 (where the open drainage pit is located).

E. McCloskey: 50 or 62 trucks and AutoZone will control their own deliveries.

M. Sydney: Early morning, will they be allowed to make front deliveries?

M. Hoisington: For the wall between AutoZone and the proposed tenant, you need a separation.

J. Duffy: For water, Central Hooksett Water Precinct said it was too expensive to separate this building into two different units.

M. Sydney: Water now goes to Topic of the Town, then to Granite Furniture. They split the water bill. The Chinese restaurant has their own water. The proposal is for AutoZone and the proposed 2<sup>nd</sup> tenant to prorate the bill based on size.

P. Rowell: For site lighting, what's on the plan, make sure you can duplicate when the site is done. For landscaping there is a 2 yr bond. At the end of the 2 yrs, the landscape should be in place and growing appropriately. Jo Ann, they should show signage on the plans, since it is in the PZ.

J. Duffy: For signage if you are using the existing poles, you can change the panels so long as you comply with opaque background and translucent lettering. The signage plan is made part of the plan set. When the DOT work begins and your old sign comes down, will you have a new sign?

M. Sydney: Yes, a new sign.

J. Duffy: With a new sign in the PZ, you will have to go to the Planning Board if you don't want to comply with a 10 ft monument sign.

P. Rowell: Have one monument sign for all three tenants to get rid of sign clutter.

D. Tatem: Site addresses have to be on the sign (3 units with 3 different addresses).

M. Sydney: The cigar store has two signs on a separate lot. The 3 units are 1) AutoZone & 2<sup>nd</sup> tenant, 2) Chinese restaurant, and 3) paintball store.

P. Rowell: Drainage system maintenance?

D. Tatem: The revised Development Regulations will have that.

P. Rowell: Add a note on the plan for drainage inspections and reports back to the Town annually.

M. Sydney: There will also be a new DOT drainage.

E. McCloskey: Impervious will be about the same; now it is 83 and we propose 80.

D. Tatem: Add a note pre and post sq ft. You will need a waiver for drainage.

P. Rowell: Building permit, we will need architectural plans to include exit doors. Mechanical and electrical need to comply with the 2009 Energy Conservation Code. We are supposed to do security lighting.

D. Tatem: Stantec gets two copies of everything. The landscape bond is a 2 yr LOC for the full value from time of planting. Will there be impact fees? Provide a memo of the existing trips and the proposed and submit that to Jo Ann to determine impact fees. Also, the construction monitoring estimate should be \$3,000-\$4,000. Surety is due at the pre-construction meeting for 1/3 of the site work + 10% escalation factor + 10% contingency.

E. McCloskey: For the existing non-conformities, we don't expect will need zoning relief. Will we need a parking variance?

D. Tatem: No variance process. Everything in this zone (PZ) would be a waiver request process through the Planning Board.

M. Sydney: I have an employee lot for Merchants on by-pass 28. If needed, we can have AutoZone employees use that parking.

D. Tatem: Erin, I will provide you with a copy of my comments.

**ADJOURNMENT**

J. Duffy declared the meeting adjourned at 10:00am. The next TRC meeting is scheduled for Thursday, July 8, 2010, Hooksett Municipal Building, 2<sup>ND</sup> FLOOR ROOM 204.

Respectfully submitted,

Donna J. Fitzpatrick  
Planning Coordinator