

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

CALLED TO ORDER

J. Duffy called the meeting to order at 9:08am.

ATTENDANCE

Town of Hooksett

J. Duffy, Town Planner, D. Tatem, Stantec, S. Colburn, Fire Dept., J. Gryval, Planning Board Chair, Greg Weir, Central Hooksett Water Precinct.

1. (9:08am – 10:00am)

HERITAGE FAMILY CREDIT UNION (plan #10-11)

Jason Hill, Holden Engineering

1337 Hooksett Rd, Map 25, Lot 18-1

Proposal to demolish existing structure and construct a 1-story 3,095 sq ft credit union with drive-thru and access off Lindsay Road.

Representing the Applicant

Peter Holden, Holden Engineering.

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

P. Holden: The site plan that we will be submitting is for a credit union building. The look will resemble the Rte 106 Concord Granite Credit Union. It is a 3,100 sq ft building with a drive-thru in the back of it. It is at the corner Lindsay Rd & Rte 3. It is the former AutoWholesalers lot, and was created before Lindsay Rd.

D. Tatem: The existing pave lines “squared area” strip of land?

P. Holden: Roy’s property has a 15 ft wide narrow piece along Lindsay Rd. We have an agreement to put in an access easement and will maintain the area for her.

D. Tatem: It is commercial use for the credit union and residential use for the access easement. You need a buffer.

P. Holden: We have a 25 ft buffer. We will leave the back-side of the credit union site as is. We talked to the Roy’s about possibly adding some trees.

S. Colburn: The two houses in the back of this site to the left are accessed by Oak Hill.

J. Duffy: Is it possible to add a 25 ft buffer to the Oak Hill homes?

P. Holden: Yes. The traffic flow will be a right in and a right out. When accessing off Lindsay Rd., you can use the traffic light and make a left-hand turn. We wanted to keep the driveway in front, so that traffic passing by the traffic light will then notice the credit union and pull in.

G. Weir: Is this a new entrance?

D. Tatem: Regulations don't allow access from Rte 3 if you are accessing Lindsay Rd. You will need a waiver request.

J. Duffy: The residents of the neighborhood, will they have issues with this access off Lindsay Rd.?

D. Tatem: PZ regs state to reduce as many curb cuts as possible.

J. Gryval: How far back is the access from Rte. 3 on Lindsay Rd.?

P. Holden: Couple hundred feet.

D. Tatem: The level of service for the light should be looked into.

P. Holden: Steve Pernaw should have that info.

J. Duffy: Small 4-5 staff?

P. Holden: 5 current staff across the street and may add more staff. Used to be at the General Electric plant site in Hooksett, now across the street from this proposed site next to the karate and nail shops.

D. Tatem: Water capacity?

P. Holden: They want to sprinkler the building and access water off Lindsay Rd. The sewer manhole is on the lot line; connect sewer off Lindsay Rd.

D. Tatem: Hydrant?

S. Colburn: Need within 75 ft of the main entrance.

G. Weir: If you access the hydrant on Lindsay Rd, you would probably be close.

S. Colburn: Mike wants hydrant on the credit union site.

J. Duffy: Will the address be Rte 3 or Lindsay Rd.?

P. Holden: The frontage of the property is on Rte 3, therefore the address will be Rte 3. 100% infiltration in back, no discharge.

D. Tatem: Open detention?

P. Holden: Yes.

J. Gryval: Open detention secured?

P. Holden: It will be fenced around it.

D. Tatem: Regulations encourages traffic flow for two buildings (credit union and north lot) off the main road onto Lindsay Rd. You could have a future access area then the next guy for the north lot can use the access.

J. Duffy: CEO comment - snow storage areas?

P. Holden: In the back.

J. Duffy: CEO comment - maintain existing large trees and vegetation.

D. Tatem: Read reg for PZ to permit pedestrian traffic. If you don't want to do it, it appears you need a waiver.

J. Duffy: Police comments - "no problem".

D. Tatem: Dale requires any work on Lindsay Rd. will need a road opening permit from the Highway Dept. and be monitored. For the bond incorporate it into the site bond vs. separate. Water and sewer, highway will require someone to watch the backfill, and overlay on Lindsay.

P. Holden: Does water put pipes in like that?

G. Weir: We either have an inspector there or inspect it ourselves.

D. Tatem: 6 or 8 inch line for hydrant.

P. Holden: You will want an 8-inch line for hydrant.

J. Duffy: We will need renderings for the Aesthetics Committee to include: building architecture, elevations, landscape, and signage (PZ).

S. Colburn: Where is the riser?

D. Tatem: The hydrant should be aligned with the water main in the landscaped island.

ADJOURNMENT

J. Duffy declared the meeting adjourned at 10:00am. The next TRC meeting is scheduled for Thursday, October 14, 2010, Hooksett Municipal Building, 2ND FLOOR ROOM 204.

Respectfully submitted,

Donna J. Fitzpatrick
Planning Coordinator