

**HOOKSETT
TECHNICAL REVIEW COMMITTEE (TRC)
MEETING MINUTES
HOOKSETT MUNICIPAL BUILDING – room 105
Monday, March 28, 2011**

CALLED TO ORDER

J. Duffy called the meeting to order at 10:10am.

ATTENDANCE

Town of Hooksett

Jo Ann Duffy, Town Planner, Dan Tatem, Stantec, Peter Rowell, Building Dept., Michael Hoisington, Fire Dept., Bruce Kudrick, Sewer Dept., and Jay Smith & Greg Weir, Central Hooksett Water Precinct.

1. (10:10am-11:00am)
GRANITE HILL II NORTH (372 units)
Planning Board Approved June 8, 1988

Representing Enterprise Bank

Stephen Sloan, Luminous Partners, Cheryl Stafford & Denise Aggott, Enterprise Bank, and Charles Cleary, Legal Counsel.

Representing People's United Bank

Chris Droznick, VP People's United Bank.

Representing Brady Sullivan Properties

Shane Brady, Brady Sullivan, Marc Pinard, Legal Counsel, and Jon Rokeh, Rokeh Consulting.

Representing California Property Management (CPM)

Raja Khanna & Samir Khanna, CPM, Inc.

Representing GHHOA

Ed Randall, President, and Vincent Laposta, Treasurer.

Representing Cedar Management

Allan O'Brien, Property Manager.

J. Duffy: Steve Blum took over this project (Granite Hill II North) in 2006-2007. About 80 units were built, and then he went bankrupt. After 3-4 more units are to be built, utilities will need to be extended to further development. Granite Heights South Map 14, Lot 34 (plan #06-28) "The Preserve" 91 single-family homes and 179 townhouses was

Planning Board approved on March 6, 2007. On February 8, 2010, Edmund Ford, Atty. representing Chapter 7 Trustee for Hooksett Development LLC., appeared before the Planning Board to request an extension for the active and substantial development deadline of March 6, 2010. The Planning Board denied this request and last we knew it was going to be “frozen” in bankruptcy. For Granite Hill II North, we ask that Stantec be involved. We only have one or two plan sheets from this 1988 project. Alan O’Brien, Cedar Management, is up-to-date with Granite Hills in general.

M. Pinard: If bankruptcy court cannot extend approvals, would the Planning Board extend to move the project forward?

J. Duffy: It has already expired and therefore we would need to speak with our legal counsel Steve Buckley.

Water – Central Hooksett Water Precinct (CHWP)

G. Weir: For water, Granite Hill II North has 96 units complete, 2 units incomplete with foundations only, and a number of proposed sites. The roadway would need to be extended. The remaining properties are the Preserve and what Brady Sullivan is interested in (200+ single-family). Once a certain number of units are completed then we would need an elevated tank to provide services at or slightly above the present tank. DES has approved these sites until December 2011. If development begins, then you don’t need an extension. Build a foundation to get into the flow of your development. If not developed before December 2011 for the Enterprise Bank land, then a new set of plans & designs need to be submitted to CHWP and DES for approval. Hooksett has enough elevated tanks and DES frowns upon future elevated tanks.

A.O’Brien: If nothing is done, then the plans expire December 2011. How does this affect the Granite Heights 88 units completed and the proposed 300+ units?

G. Weir: Everything is approved as long as development is started by December 2011. Granite Heights is in good shape as long as they start the homes.

A.O’Brien: When the “Preserve” was started there is a new million gallon tank to go in and be tied into the main system for Granite Heights. The existing pumping station will not be necessary.

G. Weir: There are 49 homes at Granite Heights being served by the pumping system. That pump house may go out of service with a new one coming into service. We will be required after a certain number of homes to build the tank.

A.O’Brien: How many units?

S. Sloan: About 300 units, then the million gallon tank will be built.

A.O’Brien: Going forward how many units will the pump house serve?

G. Weir: The tank estimate build date is in 2015.

M. Pinard: The 372 units in the CHWP (Janet Levy) 2004 letter 2004, is that only for Granite Hill II North? Enterprise owns 114 units and Peoples owns the rest. Brady Sullivan is looking to purchase 100+ units.

Sewer – Hooksett Sewer Commission

B. Kudrick: Granite Hill II North only has 44 units left that have been paid. There has been no gallonage bought or set-aside for the single-family units. You would have to buy that.

J. Duffy: Is gallonage available?

B. Kudrick: It should be available for all units come mid-summer.

S. Khanna: Infrastructure?

B. Kudrick: We would have to get DES approval for the gallonage. DES has looked at these plans; however our engineers would have to take a final look. No project construction until DES approves the gallonage. DES has stated that Granite Hill II North has expired and the “Preserve” & single family have no permits.

M. Pinard: It costs \$3,000 per unit for sewer hook-up.

A.O’Brien: Does it matter where the 44 units are built on the site?

B. Kudrick: No, not as long as they are in the approved area. We have records of who paid for the sewer on each project. Come to our sewer office for details.

S. Khanna: The discharge permit lapsed and would have to go through DES now.

A.O’Brien: Major connections for future units?

B. Kudrick: Granite Hill II north is served on the pump station and that will need to be removed and service brought down to Rte 3.

J. Rokeh: Gravity line to Rte 3?

B. Kudrick: There is a 40-50 ft. easement between the Old China Dragon and Dr.

J. Duffy: On Atty. Pinard’s colored plan it shows garden style flats (lot 58?). These were not approved by the Town. They were only presented as a conceptual to the Town.

Building Dept. – Permits

P. Rowell: There are two 4-unit buildings (8 units) that can get building permits once water and sewer give their approval. One unit is now pending a CO. Other than that, once the utilities, planning, and fire give their approval for future permits, then I can issue more.

Impact Fees

J. Duffy: Everything is vested except impact fees.

A.O'Brien: The existing foundation will need to be reviewed by the engineer and may need to be removed. That permit has expired?

P. Rowell: Permits are valid for 18 months, so you would need a new permit.

Fire

M. Hoisington.: We would review the hydrants and lines. Other than the single-family homes, the other units will need a sprinkler system.

J. Rokeh: Access issues?

M. Hoisington.: There is supposed to be an emergency access back out onto Rte 3.

J. Rokeh: Location?

P. Rowell: The corner by the billboard.

J. Duffy: Approval for the "Preserve" and single-family have lapsed unless you can prove to our Town counsel otherwise. Granite Hill II North impact fees will be assessed for the remaining units. Architectural, the Town had none back then; however the condo association may have criteria so you should speak with them. Granite Heights was approved in 2007 and the Development Regulations back then would apply for escrow, surety, etc. Granite Hill II North was approved with regulations from 980's. We would ask you put up escrow money for Stantec to monitor roadways and inspect drainage for your safety as well as the Town.

D. Tatem: Surety for new projects is at 30% of estimated site work (i.e. roadway & drainage). Sewer and water would do their own bonding, if they require that.

M. Pinard: Jo Ann when you send me impact fees, can you send me water impact fees and any other fees of that nature?

J. Duffy: Yes.

J. Rokeh: The 2007 2 yr. permits have expired.

A.O'Brien: The plan adjacent to the single-family homes Conservation land (Granite Hill II South), that is just a buffer within the confines of the single-family and the "Preserve".

J. Duffy: We can check with our Assessing Dept. I thought it was within their approval by DES/Town.

J. Duffy: I recommend you speak with the Sewer Commission, CHWP (technical - Janet Levy), and Cedar Management.

ADJOURNMENT

J. Duffy declared the meeting adjourned at 11:00am.

Respectfully submitted,

Donna J. Fitzpatrick
Planning Coordinator