

**HOOKSETT
TECHNICAL REVIEW COMMITTEE (TRC)
MEETING MINUTES
HOOKSETT MUNICIPAL BUILDING – room 204
Thursday, April 7, 2011**

CALLED TO ORDER

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

ATTENDANCE

Town of Hooksett

Jo Ann Duffy, Town Planner, Dan Tatem, Stantec, Peter Rowell, Building Dept., Doug Urquhart, Highway Dept., Diane Boyce, Recycle & Transfer Station, Robert Duhaime, Planning Board Vice-Chair, Bruce Kudrick, Sewer Dept., and Jay Smith & Greg Weir, Central Hooksett Water Precinct.

PSNH – CT & M FACILITY (plan #10-17)

Off Legends Dr., Map 25, Lot 80

Proposal for a new PSNH Transmission Construction, Test and Maintenance Facility (CT & M). This will compose of the construction of a one-story office, garage and warehouse building. It will provide PSNH with 17,700 sq ft of office, 39,400 sq ft of warehouse, and 10,250 sq ft of mezzanine as presently composed.

Representing the Applicant

Nick Golon, TF Moran, Laura Games, PSNH (applicant), Carol Burke, PSNH (CT & M Facility Manager), and David Plante, PSNH (Project Manager for another location)

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

C. Burke: We have leased at Sutton Circle in Hooksett since 2002. That site is now too small. We are the PSNH transmission facility for the whole State of NH; construction and testing. We have equipment and employees that reside at the Bow Merrimack Station. Now we would like to combine all the above into one facility.

N. Golon: Site needed for line garage, servicing line trucks, and a warehouse. PSNH wants to consolidate and move inside from other locations. We propose a 4-stall loading and unloading bay. There will be an office component in the front portion of the building along road A. We have allocated parking with overflow for visitors. The storage yard (big flat area) is for transmission poles; stored above grade. The site is in the groundwater conservation overlay district and we will balance the stormwater volumes on the site. We will have porous paving for the parking lot at the front of the building (employees). The detention ponds are oversized. The site has existing water service and we are tying into the sewer lines. There is a sewer easement north and south of the property. Gas & electrical tie ups are at the street from our building. Entrance design for extension of

road A includes appropriate access for DPW & safety to turn around at the cul-de-sac. A turning study will be provided when we apply to the Planning Board.

N. Golon: The lighting plans provided are in compliance with your regulations. The entrance of the cul-de-sac will have a trespass light for the adjacent property. We would think you also want the cul-de-sac lit.

D. Tatem: You may need a waiver for the lighting.

P. Rowell: I noticed PSNH has been turning off lights. Will they need to light their storage area?

D. Tatem: It will be gated, but they may want lighting (their decision).

N. Golon: No final layout of the poles has been established; only the number. The layout of the light poles within the storage area becomes difficult, because we don't know the storage layout. We would like to be able to move light poles once the layout is established.

D. Tatem: You can provide a revised lighting plan (safety, trespass) once the layout is established for an administrative vs. Planning Board review. What is the maximum number of poles?

D. Plante: 300 wood and steel poles (primarily wood).

J. Duffy: At the Planning Board meeting for the pole storage temporary site, we discussed runoff from rainwater and the chemical on the poles within the groundwater conservation overlay district. I recommended the poles be covered; however the Planning Board determined no covers needed.

N. Golon: The poles will stored on a paved surface for the new facility off Legends Dr.

Robert Duhaime: The whole back area will be paved? I thought it would be gravel.

C. Burke: Engineering and Project Management are at another location. The proposed mezzanine area for the new CT & M site will be for storage, but could be converted to offices for Engineering and Project Management in the future.

D. Plante: With this layout we could expand the mezzanine and warehouse for future Engineering and Project Management.

N. Golon: For this zoning district there will be zero discharge from the site. The unusable area will be our pole storage area.

D. Plante: If we expanded the warehouse by one bay in the future will this change the impervious?

D. Tatem: No it won't change. You should have grease hoods on the catch basins as a result of the pole chemicals.

N. Golon: An environmental review for the types of poles and paving the ground results in no secondary type of detainment required. The poles are not hazardous material.

L. Games: Dan, do you have information on the existing pole storage area? The poles are not a water soluble form.

D. Tatem: Yes I can share the information with you.

J. Duffy: Does PSNH treat the poles themselves?

D. Plante: No, we purchase them already pressure treated.

J. Duffy: Any fuel tanks on site?

D. Plante: No.

N. Golon: There may be drainage regulations potential waiver requests to include soil type values up to 8.

D. Tatem: If your rate is 5 (slower) then a waiver is not needed.

J. Duffy: Fire comments: read Deputy Chief Hoisington comments into the minutes:

- 1) building shall be equipped with a fire sprinkler system
- 2) building to be equipped with a complete fire alarm system
- 3) access for fire department ladder truck shall be shown. Access into parking lot to the north and off the round-about appears that the swing for the ladder truck to access and maneuver thru the site is questionable.
- 4) fire hydrant shall be located within 75 feet of main entrance as well as the fire sprinkler connection shall be at the main entrance
- 5) provide second fire hydrant inside the fenced in area; fire department to approve location of all hydrants.

N. Golon: We will coordinate with the Fire Dept. for the second hydrant and ladder truck radius.

J. Duffy: Police comments: read Chief Agrafiotis comments into the minutes:

“The safety center (Police & Fire) currently has access to the dirt road as an emergency exit in the event Legends Dr. is not accessible. It has been plowed in the past by DPW. With the proposed development of a cul-de-sac for the PSNH project, the Chief requests (if at all possible) that this access remain available, continue to be plowed, and not be gated.”

D. Urquhart: We no longer maintain that area for safety access.

N. Golon: The cul-de-sac allows safety to turn around; however I believe they want access through our site to MS & G ROW.

D. Tatem: It is emergency access only if Legends Dr. and Hooksett Rd. not accessible. You could have a gate with a code or knock box.

Robert Duhaime: Lehoux Dr. may be hooked up through Brox in the future. I would think limited access, even gated, would be to your benefit too.

C. Burke: What are the requirements for safety for turn radius?

N. Golon: We want to knock down the site grade vs. building it up.

D. Tatem: You should meet with Police and Fire to further discuss their emergency access request.

N. Golon: Traffic light has 66 peak hour trips. Peak is PM hours vs. AM hours. We have 16 more trips than allowed. We will be asking for a waiver for a full traffic study.

D. Tatem: The other project at corner of Lindsay Rd. & Hooksett Rd. is Heritage Family Credit Union (HFCU). Their engineer is Holden Engineering. Their approval requires they completed an expanded memo (per Stantec's guidelines) vs. full traffic study.

N. Golon: We will provide a short traffic analysis vs. full traffic study.

D. Tatem: Take Holden's HFCU information and your information and submit with a waiver request for our traffic engineer.

J. Duffy: HFCU still has not completed their traffic expanded memo and does not want to.

N. Golon: Waiver for internal slopes for the detention ponds?

D. Tatem: I haven't seen that waived yet in 5 yrs. 4:1 more stringent than the State requirements.

N. Golon: There is an easement and plan to the Town.

J. Duffy: Put in writing that the Town is not responsible for plowing the cul-de-sac.

N. Golon: Responsibility is if a DPW plow bumps our curb and damages it that DPW is not responsible. If it is driveways PSNH is responsible.

D. Urquhart: I we are plowing the cul-de-sac, we use a blade I don't want cobblestone; I want it smooth.

N. Golon: It will be vertical granite paved to the center-island with a gravel shoulder.

D. Urquhart: We could take a first plow pass, but we would not be plowing the cul-de-sac to Town standards.

N. Golon: My understanding with Dale was that DPW would make two passes and anything beyond that would be PSNH's responsibility.

J. Duffy: I do remember Dale stating that.

D. Urquhart: All utilities should be off pavement. If water, gas, sewer need to get in, DPW is not repaving the road. The further off the edge of the road the better (ie 3-4 ft for gas). Also there is a skateboard park near the safety center and kids venture this area seasonally.

N. Golon: Road A is an extension of Legends Drive.

J. Duffy: Where the driveway comes off determines the site address.

P. Rowell: It should be Legends Drive.

J. Duffy: For the skateboard park, road A may not have a posted speed limit. If it is 25 mph I believe that needs to go to Town Council for approval (under 30 mph). This should be initiated by DPW to the Town Council to have the speed limit listed.

D. Tatem: Road A is a Town road and not a driveway.

P. Rowell: I will check with the Deputy Chief again for the street name.

D. Tatem: Legends Drive is a future development area.

P. Rowell: According to E911 PSNH is a driveway access.

J. Smith: Have separate water services for fire and domestic. Have a split with shutoffs outside. Once our engineer (Janet Levy) approves your plan, there will be water fees, maintenance, performance agreement, inspection of main, bonding, and escrow set-up (call CHWP for details).

N. Golon: The existing pipe stays where it is and discharges off-site. The ponds are designed for above and beyond what is needed.

C. Burke: PSNH now owns the lot.

P. Rowell: Have a discussion with Ron Corriveau at MS&G. He said he has been cleaning out the pipes.

D. Tatem: There should be a drainage easement when a pipe goes to an adjacent lot. I would say this is your pipe vs. the Town. You need to be able to fix your pipe if it breaks.

J. Duffy: I think it is Planning Board decision with the Town Attorney's Approval.

N. Golon: It pre-dates the safety complex.

J. Duffy: Nick, explain the Town Council outcome to build the roadway.

N. Golon: The Town Council waived the roadway impact fee conditional that it be used for construction of road A. If the cost to construct exceeds the impact fee, then the cost is to the applicant. If the construction cost is less, then the remainder of the fee goes to the Town. The roadway construction estimate is under \$50,000. When I spoke with Dale he thought the roadway could be constructed for that price.

J. Duffy: Signage?

N. Golon: We will have a free standing sign in the cul-de-sac. At this moment no other plans for signage.

C. Burke: It will be an externally lit sign at the cul-de-sac.

J. Duffy: No signage on Hooksett Rd.?

C. Burke: No.

P. Rowell: Permitting is completed through the Building Dept.

D. Plante: We are looking to start construction late this summer.

J. Duffy: Wetland impacts?

N. Golon: No.

D. Urquhart: For infrastructure have a 3 ft buffer between utilities or meet the requirement of the utility dept.

D. Tatem: Nick, you should check with CHWP and Sewer Dept.

D. Urquhart: Who will you contract with for electrical, etc.?

D. Plante: We will get bids in May.

D. Urquhart: Mark all infrastructures with underground caution tape.

D. Tatem: Per the State's electrical inspector a licensed electrician needs to lay the conduit.

N. Golon: We anticipate applying on 4/12/11 for the May 2nd Planning Board meeting.

ADJOURNMENT

J. Duffy declared the meeting adjourned at 10:20am. The next TRC meeting is scheduled for Thursday, May 5, 2011, Hooksett Municipal Building, 2ND FLOOR ROOM 204.

Respectfully submitted,

Donna J. Fitzpatrick
Planning Coordinator