

**HOOKSETT
TECHNICAL REVIEW COMMITTEE (TRC)
MEETING MINUTES
HOOKSETT MUNICIPAL BUILDING – CHAMBERS rm 105
Thursday, June 2, 2011**

CALLED TO ORDER

J. Duffy called the meeting to order at 9:10am.

ATTENDANCE

Town of Hooksett

Dan Tatem, Stantec, Peter Rowell, Building Dept., Diane Boyce, Recycle & Transfer Station, John Gryval, Planning Board Chair, Chief Agrafiotis, Police Dept., and Jay Smith & Greg Weir, Central Hooksett Water Precinct (Cranton Vernon, LLC application).

1. **(9:10 - 10:00am)**
CRANTON VERNON, LLC (plan #11-03)
Michael Leo, VHB
Thames Rd. & Avon Rd., Map 14, Lot 14-3
Proposal for a 5-lot single-family residential subdivision.

Representing the Applicant

Hartley Cranton, owner, Mike Leo, VHB Engineering. and Mike DiBitetto

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

M. Leo: This is a 5-lot residential subdivision; portion of Granite Heights project. Provided overview of aerial. Lot is 4.7 acres. One home has frontage on Avon, another on the corner of Avon & Thames, and three lots have frontage on Thames Rd. Four lots are $\frac{3}{4}$ acres on public water and the middle lot (# 3) is over 1 acre to accommodate a private well.

D. Tatem: Water main?

M. Leo: The water line is across two lots.

G. Weir: They will extend 200 ft south from the last hydrant at Granite Heights from Avon Rd. They already have water at Avon for two services. If someone develops across the street, they will have to complete the line.

P. Rowell: Why are you stopping the water line before lot #3?

M. Leo: We stopped for financial reasons. We would have to extend a 12 inch water line for only one residential home (lot #3).

D. Tatem: There should be a note on the recordable plan that once the area is further developed the water line will be extended to lot 3. In the future lot 3 homeowner will need to pay vs. developer for the water line. This would have to be in a deed restriction.

P. Rowell: Cost of wells?

H. Cranton: \$6,000-\$8,000.

G. Weir: If lot 3 is on a well and the homeowner is happy, then I wouldn't force the homeowner to go onto public water.

P. Rowell: What if the developer wanted all wells?

G. Weir: They were offered that option.

M. DiBitetto: Was it an option vs. mandate for water?

G. Weir: Not necessary, it is an option.

D. Tatem: For fire hydrants, Fire Dept. had no comments.

P. Rowell: Wetlands setback?

D. Tatem: 40 ft.

P. Rowell: Delineate all wetlands setbacks on the plan and indicate where the monuments will go.

G. Weir: As a resident, there is a brook/stream in that area that flows to larger ponds to the brook that goes behind my house. If you restrict the flow of water, I am concerned with that.

P. Rowell: Protect the buffer to the stream so it remains clean. How to do this is with boundaries that are marked.

D. Tatem: Lots 3 & 4 have a 35 ft aggregate between the property lines?

M. Leo: They are different lot sizes and setbacks. Lot 3 must be an acre because it will have a well vs. public water.

D. Tatem: Fire setback?

M. DiBitetto: I spoke with Deputy Chief Hoisington and it is a 30 ft setback for fire.

D. Tatem: Provide us with any easements. Have you purchased sewer capacity?

H. Cranton: We have purchased four lots and will need to purchase one more.

D. Tatem: If you ask for a waiver on the driveway location, I haven't seen this waived by the Board.

P. Rowell: They have a previous building permit for lot 1 and the driveway.

D. Tatem: You can bring that building permit if asking for a waiver. The isolated wetland pocket on lot 2 doesn't need setbacks if less than one acre.

J. Gryval: For lot 2, could you move the house farther away from the wetland?

M. Leo: We could move over 10 ft.

D. Tatem: You meet the ordinance now, however the Board may want you to move the house farther away from the wetland.

M. Leo: The grades are better off Thames Rd. We could move the driveway south from the intersection by 10 ft.

D. Tatem: For buildable areas: 75 x 100 or 100 ft circular diameter with no slopes, wetlands, etc. (see regulations).

P. Rowell: Sewer pumps are privately owned.

D. Tatem: Have you met with the Sewer Dept.?

H. Cranton: We spoke with Bruce Kudrick, Sewer Superintendent. The sewer manhole and all three lines go into that.

P. Rowell: Make sure you meet slope requirements for the driveways.

J. Gryval: Is the school bus pick-up area near these homes?

M. Dibitto: Yes on Shannon Rd.

G. Weir: Bus stop is a ¼ mile by the dumpster.

D. Tatem: Any sidewalks?

M. Leo: No.

M. Leo: We anticipate applying for the July 11th Planning Board meeting.

G. Weir: Nothing can go down Thames Rd., not even a 4-wheeler.

D. Tatem: Frontage granite bounds are 5 x 5; also interior bounds. This falls under the major subdivision Planning Board application. We have new Development Regulations as of November 2010 and a new waiver request form as of February 2011.

G. Weir: For roadways in that area the timeline is under Hooksett Development LLC.

2. (10:05-10:45am)

TONY CRAWFORD (plan #11-04)

Wayne Morrill, Jones & Beach Engineers, Inc.

1125 Hooksett Rd., Map 41, Lot 12

Proposal to construct a 2,552 sq ft 4-bay car wash (2 self-service and 2 automatic bays).

Representing the Applicant

Wayne Morrill, Jones & Beach Engineers, Inc., Tony Crawford (Circle T Carwash), applicant, Peter Arvanitis, Centrury 21 Thompson Real Estate, and Tom Duffy.

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

W. Morrill: The site is 1.21 acres with 100 ft of frontage on DW Highway. It was prior approved for the Ice Cream Depot. There is existing pavement, and landscaping that we will try to use. The first plan you received was a sketch. Recently you received a more detailed design with landscape. We propose a 4 bay carwash; 2 self-service & 2 automatic. We will be stacking vehicles off the road and in the drive lanes to the rear of the site near the vacuum islands. There is an existing detention pond at the back of the site. There is a 20-25 ft wide vegetated buffer. There is a 6 inch water line and 6 inch sewer line. The hydrant is within 200 ft of the front door. The north and south bound lanes have an existing dedicated turn lane in the middle. We will do a drainage analysis. Tony Crawford has 8 area car washes; Manchester, Concord and throughout southern NH with the newest in Raymond. Distributed pictures to the committee: Candia Rd. in Manchester, and Raymond (similar building design). Design is a 15 ft height walls with a peak roof on the building.

T. Crawford: The pictures you are looking at are a good description of what the new property will look like; 15x60. Our design is 36 ft vs. 60 ft. and works well for boats & RVs.

W. Morrill: There will be a 60 second drying time to minimize any water coming off vehicles. There will be a shed to the rear of the site to sell air fresheners, etc. We know we will have to talk with the Fire Dept. We will have planters in the front door to break up the area.

J. Gryval: Office area?

W. Morrill: Office area is within the structure. Inside is a 10 ft wide area for equipment and a small desk. There are no public restrooms.

Chief Agrafiotis: Make sure the traffic doesn't stack up on Rte 3. Also if the Fire Dept. is happy with their access, then we are happy.

T. Crawford: There will be surveillance on the entire property and where customers are paying. We can even get the license plates from the surveillance.

Chief Agrafiotis: That is good for business and good for us.

D. Tatem: Vending machine setbacks? Peter?

T. Crawford: In the shed we will be selling air fresheners, have a change machine, and stock salting & a lawnmower.

P. Rowell: Call it a shed and it has to meet a 10 ft setback.

D. Tatem: For abutter setbacks it is "use-to-use" vs. "zone-to-zone". What is the condition of the pavement?

W. Morrill: We will need to change the grades anyway, so we would grind and overlay. We won't touch the entrance (already have arrows for traffic flow).

P. Rowell: The drainage of the abutting single-family dwelling onto your site?

D. Tatem: We investigated pavement and gravels . . . new regulations require cross-sections. For private lots this may be a reasonable waiver request. You will need a revised DOT permit.

W. Morrill: The site is on Manchester water and will also bring to Sewer Dept.

D. Tatem: Recycle on site?

T. Crawford: 18 gallons of fresh water per car (touch-free a little more). Upfront cost, maintenance, and what it does to equipment, would not want to recycle. One line to tank 1 and two lines to tank 2.

W. Morrill: For parking we will request a waiver to the Planning Board.

P. Rowell: Show the employee parking on the plan.

D. Tatem: For waiver requests, give examples of other sites you have. The new regulations also have a section on architectural requirements.

W. Morrill: Our signage will be a monument sign lit from the ground.

D. Tatem: Signage (PZ) must show on the plan submission. Also show day & night renderings with submission package. Waivers needed to Planning Board if not meeting Article 10-A. You may want to come to the Board with a conceptual for discussion. Access must be 40 ft non-articulating traffic access. Town Planner is happy with 45 ft.

W. Morrill: We intend to apply for the July 11th Planning Board meeting.

ADJOURNMENT

J. Gryval declared the meeting adjourned at 10:45am. The next TRC meeting is scheduled for Thursday, July 7, 2011, Hooksett Municipal Building, 2ND FLOOR ROOM 204.

Respectfully submitted,

Donna J. Fitzpatrick
Planning Coordinator