

**HOOKSETT
TECHNICAL REVIEW COMMITTEE (TRC)
MEETING MINUTES
HOOKSETT MUNICIPAL BUILDING – Room 204
Thursday, December 6, 2012**

CALLED TO ORDER

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

ATTENDANCE

Town of Hooksett

Jo Ann Duffy, Town Planner, Matt Labonte, DPW-Building, Leo Lessard, DPW, Diane Boyce, Recycle & Transfer, Deputy Chief Mike Hoisington, Fire Dept., John Gryval, Planning Board Chair, Bruce Kudrick, Sewer Dept., Captain Jon Daigle, Police Dept., Guy Chabot, Manchester Water Works, and Dan Tatem, Stantec.

1. (9:10 – 10:00am)

**Southern NH University (SNHU) - plan #12-26 (Manchester Water, Sewer)
TF Moran, Inc.**

North River Rd., Map 33, Lot 67 AND Map 38, Lot 38-1

Proposal to construct a 3-story library learning commons (with partial basement) and associated access. Basement footprint is 4,575 sq.ft., 1st floor footprint is 18,570 sq.ft., 2nd & 3rd floor footprint is 11,150 sq.ft.

Representing the Applicant

Jeff Kevan, TF Moran, Inc.

J. Kevan: I am representing SNHU. Perry Dean Rogers Partners is the architect out of Boston, MA. SNHUC would like to construct a new “Library Learning Commons”. The separate 5.36 acre parcel (Map 38, Lot 38-1) with the house will need to be merged for a total of 208 acres in the MUD4 zone. From North river Road the proposed building is angled with a cross-walk across North River Rd. along the Dining Facility. They will create a nice quad for student gatherings to include fieldstone type walls. There will be ADA access to the front door and stairs from the Dining Facility to the entrance to the left of this building. They will use a variety of materials on the site. The front area will include pavers. The building will have stone veneer, glass, and metal paneling like the Dining Facility with wood sun screening. There is a patio area off the end. The building is targeted strictly for pedestrian access. The back access is for service delivery vehicles and emergency vehicles only. When we spoke with the Fire Dept., originally the fire and water command room would have a separate door entrance on the outside. Now you will have to walk in the main entrance door and then your door is on the inside. However, if the Fire Dept. wants it outside, we can talk more about that. The long-term plan is stubbing in the back. The access road will be from the main parking lot and we will loop water and electric. For drainage, the roof run-off will have a storm tech system and

recharge. The run-off will be from the back bio-retention system and then all to East Side Drive. The building will have some 2-story areas and some 2-story with a partial basement. This will be an upgrade to improve and enhance the existing library to a new building site. It will promote an increase in activity to the new Library, but it won't have a new service to draw outside people to the campus.

J. Duffy: So they are leaving the existing library operational?

J. Kevan: The old library will be non-operational. They don't know the use yet. When the old Dining Facility was renovated last summer, they enhanced it as a student center. The old central receiving building has no use yet. Last summer they added a small addition to Exeter Hall in Manchester to improve the accounting office. The student count is going up; there is a huge on-line student count. There will be 2,500 students on campus once the new dorm is finished. I will get those numbers as accurately as I can. They want to turn the parking lot across the street into a green quad. In turn they would need to build 270 parking spaces.

J. Duffy: Are they still looking at a parking garage?

J. Kevan: Yes, but they are looking at other options too.

J. Duffy: Will you provide handicap parking for this building?

J. Kevan: I don't believe so. There are 2,321 spaces, and 2,330 when we are finished. For ADA you need 43, and we have 68 spaces on campus. They have a shuttle for student's that need transportation.

M. Labonte: Where would the shuttle go for this building?

J. Kevan: They would drop off people in the back.

M. Labonte: And then they would have to go all the way to the front of the building to access the building. What if someone works there and they are handicapped, where do they park?

J. Kevan: They would park behind the Dining Facility and proposed Library. We will identify a space or shuttle people.

D. Tatem: How many employees are there daily?

J. Kevan: I don't know.

D. Tatem: If not handicapped, where would employees park?

M. Labonte: There will be public coming to this building not familiar with the parking.

J. Kevan: That is what other campuses are doing, having their parking on the outskirts of the campus. They built a sidewalk where the students are walking. We did a water meter test for flow.

G. Chabot: We have plenty of information for that area.

J. Kevan: We are targeting getting approval March 2013- early April 2013 with breaking ground in the spring and an August 2014 completion date.

J. Duffy: For traffic you need updated counts before this project moves forward.

J. Kevan: We did that. We waited for students to come back in October 2012 and took those counts. We will go to the Sewer Commission. We already met with the Fire Dept.

M. Hoisington: Where will you pile snow?

J. Kevan: In the far right back of the proposed building.

J. Duffy: Are there a definitive answer for plans on North River Road?

J. Kevan: We are looking at more an announcement or statement. We are thinking of a roundabout as you come over the bridge. We could have a short median (island) with a 3- way stop. Signage for the college would be at entrance of the campus at the parking lot and at North River Road. For plows and sanding, the college is the first responder on North River Rd.

D. Tatem: Write a memo for traffic vs. an analysis.

J. Kevan: They are looking a black box theatre “performing arts” center in the future.

M. Hoisington: Will there be a road through to West Alice and Donati?

J. Kevan: That is there long-term plan to come off Rte. 3 and have a secondary access to the college without going through residential neighborhoods to get there. East Side Drive to Donati could come out on Rte. 3 to avoid North River Rd. A new roadway would cost \$250 to \$300 a linear foot. It is a big ticket item. There is no doubt that will happen. They are doing one project at a time. The Planning Board has said we can't go through the middle of the newer parking lot to access the roadway. We will need to make-up about 70 parking spaces. They updated the old student center similar to the Dining Facility. Bob Vachon has gone to a vertical granite curb. He does not want kids parking along the lawn. For the old dorms they replaced all curbing and the walkways.

J. Duffy: The existing house on the site you mentioned, if the structure is greater than 500 sq. ft. and older than 50 yrs. old you need to follow the Town Demolition Committee process.

J. Kevan: We provided State historical data for the other two houses, because they are required for the archeological study. I am expecting the same for this house.

M. Hoisington: We need to finalize the fire hydrant locations. How much more foot traffic will be created across the road? With the light red, cars are hitting each other.

J. Kevan: The foot traffic across the road will increase.

M. Hoisington: The new dorms are already booked for next year, and they already are stubbed for the next dorm.

J. Kevan: I haven't heard for funds to do the next dorm.

L. Lessard: Is that area speed posted?

M. Hoisington: Yes.

J. Kevan: We looked at an over pass and a tunnel for students to access the other side of the roadway, however students are still going to cross where they want to. Physically we can do it.

M. Hoisington: The more foot traffic, the more chance of auto accidents and injuries.

J. Kevan: We will continue to look at it.

J. Daigle: I travel back and forth there all the time. I have not had kids cross without the walk signal being OK. It is not a long cycle. I will have to do some checking on my end.

B. Kudrick: Are you coming to see us?

J. Duffy: Is this the building you have capacity?

B. Kudrick: They will swap gallonage from one building to the other. They have capacity. It is the force main gate.

J. Kevan: If we do a second dorm, we will be back here.

B. Kudrick: The CB Sullivan building is at the same station. If there is a change in gallonage, we have to look at all that. Please provide us with an updated campus-wide sewer map.

M. Hoisington: I heard they are proposing a daycare and performing arts center at the old CB Sullivan site.

J. Duffy: Is it possible to add 2 more handicap spaces? I am thinking the spaces are more for employees. This lot is for the Dining Facility too.

J. Kevan: They have shuttle and golf carts to transport students and employees. Once we design the site more, we will come back for a 2nd TRC. We need an AOT permit, and sewer permit. For the Library café food will be prepared in the Dining Facility and sent to the café area in library.

J. Duffy: The impact fees depend on what is happening with the old Library.

M. Hoisington: Public safety impact fees should be collected for new buildings.

ADJOURNMENT

J. Duffy declared the meeting adjourned at 10:00am.

Respectfully submitted,

Donna J. Fitzpatrick
Planning Coordinator