

**HOOKSETT
TECHNICAL REVIEW COMMITTEE (TRC)
MEETING MINUTES
HOOKSETT MUNICIPAL BUILDING – Room 204
Thursday, March 7, 2013**

CALLED TO ORDER

J. Duffy called the meeting to order at 9:05am.

ATTENDANCE

Town of Hooksett

Jo Ann Duffy, Town Planner, Matt Labonte, DPW-Building, Leo Lessard, DPW, Deputy Chief Mike Hoisington, Fire Dept., John Gryval, Planning Board Chair, Joe Hebert, Village Water Precinct, and Dan Tatem, Stantec.

Representing the Applicant

Jon Rokeh, Rokeh Consulting, LLC and Scott Bussiere, SJB Development, LLC.

1. (9:00 – 10:15am)

SJB DEVELOPMENT, LLC (plan #13-04)

290 West River Road, Map 17, Lot 10

Site plan for the construction of a new 8,000 sq. ft. commercial building with paved parking (41 parking spaces), drainage and grading improvements, septic and municipal water.

- Waiver Request – Development Regulations Part III – site plan completeness checklist item #2 1” = 40 scale

J. Duffy: Provided overview of site that will be similar to a strip mall on Rte. 3A where Giovanni’s is located.

J. Rokeh: We are currently approved for a 5,000 sq. ft. Northwood Power Equipment plan. We are expanding the building to 8,000 sq. ft. We need additional parking because of the increase in building size. We shifted the detention pond and made more parking by West River Rd. The pond size is about what it was originally. The State of NH catch basins are the same. I pushed the slopes in the rear back a bit. Scott’s proposed building will extend the drive isle to the back garage doors. Originally the site plan didn’t have those garage doors. The septic is in the same place. The difference is the pond has shifted to a closer location. Peter Schauer is working on this item. Village Water Precinct has a water change for the connection for existing line. We submitted for the DOT permit. The erosion control measures are the same with the slope stabilization. The landscaping is almost the same. There will be a turn-out area in the front of the building for emergency access. There is a retaining wall around the building. The dumpster is located in the back of the building up against the slope. The back garage doors will have access to the dumpster.

M. Hoisington: How many tenant spaces will be in the new building?

S. Bussiere: 5 units.

J. Duffy: You had commercial use for your other building, then came back for an amendment to have a service business. We said next time that you should have your approval more generic to cover different types of tenants.

S. Bussiere: I would like to keep the approval generic, because I don't know the use.

D. Tatem: His previous approval was for office and warehouse and then you he went to a commercial use.

J. Rokeh: We based the highest use as retail.

M. Labonte: A restaurant is the highest use for calculations. If retail then you are limited to just retail.

S. Bussiere: I don't want a restaurant there.

D. Tatem: Matt would you want a restriction on the plan?

M. Labonte: I wouldn't say that. He would just need to come back for an amended site plan if there is a change in use.

J. Rokeh: The parking is calculated on full retail.

J. Duffy: My biggest concern is the driveway access to the site. Northwood Power Equipment was not to have as much traffic, because people would go to the site to purchase the equipment and then the equipment would be delivered. Now if this site will be retail, how would you propose the traffic?

J. Rokeh: There is an existing driveway for the gravel pit.

J. Duffy: Besides the existing driveway that I didn't know was there, I am questioning that type of use on that busy road in that location.

J. Rokeh: As long as you have site distance per NHDOT we are OK. The distance is over 400 ft. in both ways. I did the sight profiles.

J. Duffy: My experience in this area, to include Cross Road, there are a lot of traffic accidents.

D. Tatem: Butler Hockey is another site in this area that has bad traffic.

J. Duffy: When I was doing research for traffic accidents at Exit 10, Cross Road kept coming up. I am just concerned this is going to be a nightmare for accidents.

J. Rokeh: Sheet 8 in the plan set shows the sight distance as 495 ft. in both directions. DOT will look at new retail use.

J. Duffy: Will DOT just look at it or will they have a meeting to discuss it?

D. Tatem: We are recommending a trip count analysis be done, but not a full traffic study.

J. Duffy: My concern is not the sight distance, it is the speed on this road and suddenly someone turns.

S. Bussiere: Why do you want a trip count? It is a DOT road.

D. Tatem: It may warrant a deceleration lane or something.

M. Hoisington: Is water coming from the MTS golf cart business?

J. Rokeh: Yes and it is an 8 inch line.

M. Hoisington: We discussed the location for the hydrant(s) and that the building needs to be sprinklered.

J. Hebert: Provided overview of Pizza Man and MTS connection examples. It is 110 static without the pump running and goes to 130 pressure when the pump is running.

J. Gryval: Snow storage?

J. Rokeh: Showed the snow storage area on the plan.

J. Gryval: How many waivers?

J. Rokeh: One for the scale size of the plan.

L. Lessard: CB6 – overflow structure?

J. Rokeh: The original approval had riprap overflow. For the State of NH at the top of the berm there cannot be any overflow into the ROW. For a 100 yr. event the pond doesn't discharge.

L. Lessard: It is the same thing as your outlook structure for the detention area.

M. Labonte: The handicap parking on your plan I see, but I don't see the parking signs indicated "as shown" for posting and the curb ramp.

M. Hoisington: Do like you did for your last building for sprinklers and the alarm panel for multiple tenants.

S. Bussiere: Yes.

M. Hoisington: Where will the alarm panel be located?

S. Bussiere: It depends on where the water will be located.

M. Labonte: Sheet 9 of the plan set shows the curbing.

L. Lessard: You could do a bread-loaf berm.

J. Hebert: Village Water Precinct needs 3 full-size PE stamped plans, set-up escrow for construction monitoring, and a meeting with the applicant to figure out if we are tapping into.

D. Tatem: The access to the back of the building without being able to drive through it or having a turn area doesn't make sense. I spoke to Jon about sliding the retaining wall and making space for access around the building. It would only increase the retaining wall by a couple of feet. It is up to Deputy Chief Hoisington and the others here. The dumpster in the back is tight for unloading. The width is 24 ft. and with gas meters and bollards it is now down to 20 ft.

J. Rokeh: Scott, we can review the plans with a full access option.

J. Duffy: Completeness status?

D. Tatem: There are 12 comments.

J. Rokeh: Thursday before the meeting (March 18th) everything needs to be finalized.

D. Tatem: Show the concrete pad on the plan for the dumpster.

J. Rokeh: Water and full-sided access are the outstanding questions.

D. Tatem: The access to the back left as presented today, does anyone have a problem? You can't make a 3-point turn because stuff will be stored back there.

S. Bussiere: This is private property. Why do we have to go with what Dan (Stantec) is requesting for access? Where does the control of the land owner vs. Town come into play?

J. Duffy: We are following the State requirement that Towns have Planning Boards to approve projects.

ADJOURNMENT

J. Duffy declared the meeting adjourned at 10:15am.

Respectfully submitted,

Donna J. Fitzpatrick
Planning Coordinator