

**HOOKSETT  
TECHNICAL REVIEW COMMITTEE (TRC)  
MEETING MINUTES  
HOOKSETT MUNICIPAL BUILDING – Room 204  
Wednesday, May 2, 2013**

**CALLED TO ORDER**

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

**ATTENDANCE**

**Town of Hooksett**

Jo Ann Duffy (Town Planner), Leo Lessard (DPW Director), Steve Colburn (Fire Department), John Gryval (Planning Board), and Dan Tatem (Stantec), Jay Smith (Central Hooksett Water), Bruce Kudrick (Sewer Department), Greg Weir (Central Water), Joshua Beaulieu (Central Water) Diane Boyce (Recycling & Transfer)

**1. (9:00 – 10:00am)**

**Westriver Realty, LLC - plan #13-11 (Village Water, Private Septic)**

**TF Moran, Inc.**

**90 West River Rd., Map 29, Lot 2**

Proposal to construct a 7,950 SF building with associated parking and site improvements. The building uses will include retail and eat-in restaurant (no drive-thru).

Engineer: Chris Rice, TF Moran

C. Rice: DOT has requested to make it difficult to make a left turn. U-turns are not permitted at Irving Station. Site has well and septic. The prior approval is 8-9 years old.

C. Rice will verify if the property is serviced by Manchester Water Works.

S. Colburn: This is Manchester. We've had a lot of issues with water quality because it is at the end of the line. The whole drainage system was built to handle a bigger development.

B. Kudrick: To connect to the sewer line, you have to go 4 feet down and insulate it. You'd be better off putting 2 man-holes in there.

J. Duffy: It's a new building with new design.

D. Tatem: You will not need a variance from ZBA. You will have to adhere to the new regulations. You can't have more than 10% impervious. It's on Article 19 of the Zoning Ordinance.

C. Rice: How about traffic study? The study was based on a fast food restaurant. Shall I go back to the Planning Board? All I have is a letter saying we are willing to do it. I just want to show that we've tried, we're just stuck.

S. Colburn: It has to be sprinkled, alarmed and with two sides access. As far as sprinklers, you'll have to consider what the building is going to be used for in the future. You may want to go with heavier sprinkler systems.

B. Kudrick: You will need to put a 15-gallon tank grease trap.

**Note:** Dan Tatem left the meeting. Leo Lessard will be reviewing the next two items on the agenda.

**2. (10:00 – 11:00am)**

**MATNEC, LLC/Dunkin Donuts - plan #13-10 (Central Water, Sewer)**

**TF Moran, Inc.**

**1 Benton Road, Map 25, Lot 72**

Proposal for site improvements to include additional drive-thru window and by-pass lane, revise cross slope/grading and modify site circulation to be one-way.

Engineer: Chris Rice, TF Moran

C. Rice: This is an existing Dunkin Donuts facility. We presented a conceptual to the board back in March. It has a couple of existing issues, poor circulation, extreme slope issues and limited stacking with the existing curb cut off Route 3. We're proposing to improve the site by closing the curb cut on Route 3 making it a one-way traffic circulation. A small piece of the building will be removed in order to accomplish this along with an additional drive thru window and a by-pass lane. We're also adjusting the paving grade for the site. There is also a new facade on the building. We've had numerous meetings with the Town staff. This will improve the facility; improve safety and increase customer service and aesthetics to the property.

J. Duffy: He does not need to conform to the new checklist requirement. It does not apply to this. This plan does not need to comply with the current regulations. The size of the lot does not even conform.

J. Gryval: This one hasn't been filled out before. I'm just trying to prepare in case questions should come up.

J. Duffy: What it should say is that, you're waiving it because it wasn't required.

C. Rice: This is making a non-conforming lot, more conforming and safer. We'd like to get an approval on the same night on the 20<sup>th</sup>. We're not proposing a change of utilities. The entrance will be widened.

S. Colburn brought up an issue with Fire getting into the parking lot through the entrance. If the pole stays, the driveway has to be wider.

C. Rice: To move the pole will be an additional cost of \$100,000. It will be cheaper to go wider.

The paving will be redone along with the facade and additional landscaping. The original building was designed much lower but there was a ledge so they had to go higher.

J. Smith: My only concern is that they need a testable backflow. Everything else can stay the same.

**3. (11:00 – 12:00pm)**

**General Electric - plan #13-09 (Central Water, Sewer)**

**TF Moran, Inc.**

**31 Industrial Park Dr., Map 18, Lots 42**

Proposal to construct a guard house to be located approximately 350' west of the existing site entrance drive to the GE Aviation facility.

Nick Golon (TF Moran, Engineer), Paul Proulx (GE Facilities Manager), Sue (GE Security), Ron, GZA Environmental Company

N. Golon: GE has a present guard house located on the southeast corner, outside the property line. We are proposing to update the guard house and move it inside the property line, which improves security, traffic flow and communications. A variance application is with the ZBA for setback. 350 feet between entrance and the intersection, a safety concern. This is an improvement for security. What they're manufacturing needs to be safely secured at all times. The entrance to the west will be updated for employees and visitors to check in. This will improve the ability to queue in traffic and away from the intersection. No specific proposed landscaping. Trees that will block vision will be eliminated. The final architectural plans for the building will be provided. Will work with the Planning Board and ZBA as to how waivers will be treated, maybe one blanket waiver for everything.

L. Lessard: When you get to the Planning Board to address the landscaping you have to emphasize that you cannot add trees because it could block vision from the guard house.

J. Duffy: This existing GE never had a completeness hearing. As far as landscaping, I don't have a problem with it not going in.

S. Colburn: Are you going to pour the concrete jersey barriers? As long as the barriers go out, it won't be an issue.

B. Kudrick: That will need another hookup. You will need a variance from the Sewer Commission.

J. Smith: Contact us and let us know what you'll be putting in there and will let you know how much the fees are.

J. Gryval: Keep the waivers to a minimum.

**ADJOURNMENT**

The meeting was adjourned.

Respectfully submitted by,

Evelyn F. Horn  
Administrative Assistant