

**HOOKSETT  
TECHNICAL REVIEW COMMITTEE (TRC)  
MEETING MINUTES  
HOOKSETT MUNICIPAL BUILDING – Room 204  
Wednesday, June 6, 2013**

**ATTENDANCE**

**Staff:** Jo Ann Duffy (Town Planner), Leo Lessard (DPW Director), Michael Hoisington (Fire Department), Dan Tatem (Stantec)

1. **(9:00 – 10:00am)**  
**Paul Scarpetti – Plan #13-13**  
**27 Londonderry Turnpike**  
**Map 49, Lot 10-2**

Roger Dignard (Dignard Architecture), Paul Scarpetti and David Scarpetti

R. Dignard presented a conceptual design for a commercial office building for medical offices (general practice, physical therapy/occupational therapy) up to 12,000 SF, 1 story, sprinklered, fire alarmed, wood frame construction. Proposing to start construction before winter and open for business in spring 2014. Meridian Land Services surveyed the property and will be doing the engineering plan.

- Single entry building.
- On-site septic system.
- Municipal water – Manchester Water Works.
- Does not require high level parking ratio. Typical handicapped parking ratio. Parking will have lighting.
- Site plan application to be submitted and presented to the Planning Board for completeness at their 8/5/13 meeting, 8/19/13 for actual hearing.
- Waivers and variances, if needed, to be included on the cover sheet.
- Wide curb cut.
- Southbound and northbound exit lanes.
- Intersection site distance per AASHTO (American Association of State Highway and Transportation Officials), which is more restrictive and overrules NHDOT.
- Will have a monument sign by the road. No signs on the building.
- Dumpster in the back.
- Building plans to be submitted after Planning Board approval.
- Applicant to contact Manchester Water.
- Requirements
  1. Hydrant
  2. Separate transformer and single-faced power.
  3. Post or wall post indicator valve.
  4. Landscaping and street trees.