

**HOOKSETT
TECHNICAL REVIEW COMMITTEE (TRC)
MEETING MINUTES
HOOKSETT MUNICIPAL BUILDING – Room 204
Thursday, August 1, 2013**

CALLED TO ORDER

The meeting was called to order.

ATTENDANCE

Jo Ann Duffy (Town Planner), Leo Lessard (DPW Director), Steve Colburn (Fire Department), Dan Tatem (Stantec), Diane Boyce (Recycling & Transfer), Mike Hoisington (Fire- arrived at 9:50 am) and Carolyn Cronin (Assistant Town Planner)

1. **9:00 AM – 10:00 AM**
Autumn Frost Residential Subdivision (Scarpetti & Demers) – plan #13-20
(Manchester Water, Sewer)
The Dubay Group, Inc.
214 Londonderry Turnpike Map 35, Lot 7
Proposed 18-lot conservation subdivision.

Applicant: David Scarpetti

Engineer: Doug MacGuire

Proposal for an 18-lot conservation subdivision. In a conservation subdivision, Zoning Ordinance requires 50% of the lot area to be open space. A walking trail will be added along the wetlands with natural ground covering, logs, not paved, no stone dust. Homeowners Association will be responsible for maintaining the trail. Approval for wetlands crossing was received years ago from the ZBA.

J. Duffy: They have to go back to ZBA and apply again. The Zoning Ordinances have changed since 2006.

D. MacGuire: There are several crossings that were approved. We're not doing anywhere near that as part of the design. Do we still need to go back to the ZBA? If we have to, we will.

J. Duffy: We'd also like to see what you're planning on doing with the trail. If abutters come in loud and strong, some type of buffer will be needed. Absence of buffer would be an issue.

L. Lessard: Why can't you provide a 25 feet no cut zone?

D. MacGuire: No cut zone will essentially make it unusable. Leaving it as an open space would provide more options.

J. Duffy: You'll have to sell that to the board.

D. Tatem: You'll need a permit from DES for the trail. You'll also need the Conservation Commission's approval.

J. Duffy: Will you show where the buildable area (actual acreage) on Lots 7 and 8, where they have the wetlands in the back yard? Once you have a house in there, how much space you'll have.

D. MacGuire: We're going to do individual lot grading.

J. Duffy: Zoning setback requirements, you've listed the setback for MDR, if you can add setback for the underlying zone. Special use permit is one of the requirements. There's a criteria you have to meet.

S. Colburn: The only requirement we have is a hydrant every 500 feet.

J. Duffy: You're also doing 2 lot line adjustments.

D. MacGuire: We were going to do it on the same application. The subdivision plan details that.

D. Tatem: The board will have to approve those lot line adjustments prior to the subdivision approval even if they are on the same application. It has to be 2 approvals.

J. Duffy: You'll need two application forms, one for the lot line adjustments and one for the subdivision plan. The board will hear everything together but when they vote on it, they'll need two different motions, one for the lot line adjustments and one for the subdivision plan.

D. MacGuire: There is sidewalk on the other side of the road on Summerfare. Is the board going to require us to put sidewalks on this development?

J. Duffy: Yes, they would. It needs to be 24 inches wide.

D. MacGuire: On the other side of the site, we're looking to do a little bit of gravel operation. Will it make sense to propose the gravel operation at the same time?

J. Duffy: Any gravel operation has to go to the ZBA not the Planning Board unless it has to do with the construction of the subdivision. If it's all in one lot, you can do that.

D. Tatem: If you're using the gravel for the road, you won't need an excavation permit. If you're taking the gravel offsite, you'll need an excavation permit. Depending on how much you're hauling away, you'd still need to go to ZBA for an excavation permit.

D. Scarpetti: This is all rock and it will be taken off site.

The Town Planner will check into this and will notify the applicant.

2. 8:00 AM – 9:00 AM

Bridge Bay, LLC - plan #13-19 (Manchester Water, Sewer, Conservation)

McCourt Engineering Associates, PLLC

99 Mammoth Rd Map 41, Lot 36

Proposed amendment to existing site plan approval to add one apartment building (21-unit, three story residential building) at the rear of the site.

Applicant: Joe Wichert

Engineer: Jennifer McCourt

J. McCourt: We have 101 Zoning questions that we'd like to verify to make sure we're on the right path. Manchester Water Works verified there is quantity and pressure for this project. This is due diligence to get everyone's input upfront. They had two buildings with 24 units. Right now we're down to 21 residential units. Special exception for the wetland crossings was granted a few years ago when the buffers were smaller. The difference is that we've taken out all the parking spaces along the road. So there's actually less impact to the buffers than what was there before.

J. Duffy: I received a memo from the attorney back in 2010. Since 2006, which is when all that had happened, the Zoning Ordinance has changed. The criteria for special exception is different. He said they are not vested because they didn't do anything there. So they will have to go back to the ZBA and get a new special exception.

J. Wichert: So special exceptions have expirations?

J. Duffy: No but because the criteria has changed, he felt that it no longer applies. As of August 19th, the state law has changed. All special exceptions will expire after 2 years. It looks like the DOT permit expired and the wetlands permit expired in February. The other thing that changed is the height of the building. It's now 35 feet instead of 75 feet. There's also a requirement for architectural design in the Development Regulations that was not there before. The wetlands were flagged. Do they need to be flagged again?

J. Wichert: If we need to. We can have them re-flagged.

D. Tatem: Have you done anything grading-wise? It says 30 feet drop.

J. McCourt: There will be retaining walls. There will be cuts and fills. That's why I scrunched it up as I could. I was just trying to find out where we were.

J. Duffy: A third of the building is within the buffer zone.

J. Wichert: When the property was purchased, the buyer was told where they were at, what they have gotten approved. When we looked into it, some of that wasn't exactly accurate. We were told they were 90% approved.

J. McCourt: We definitely have to go back for special exception and variance. Any other concerns?

Discussion regarding the height of the building.

J. McCourt: The reason behind changing the height of the building is that so you wouldn't have these tall buildings in a residential zone. There are no safety issues. One question I have is the buffer. In this zone there is no standard buffer. There is no buffer required so how can you ask for more?

D. Tatem: I guess you'll need 20 feet and that's waivable.

J. McCourt: I guess I'd ask for a waiver on that one. It's all in high density residential.

D. Tatem: Are there draining issues? You may have to do a no volume increase on drainage to address possible abutters' concerns.

S. Colburn: Hydrants every 500 feet is required.

That would put a hydrant in the middle of the wetlands.

Mike Hoisington joined the meeting at (9:50 am).

J. McCourt: What's the purpose of a hydrant in the middle of the wetlands?

M. Hoisington: We can probably tweak the numbers. You need one every 500 feet and one by the entrance for the sprinklers. If there is a road, two hydrants per building are required. The street will have to be named also.

ADJOURNMENT

The meeting was adjourned.

Respectfully submitted by,

Evelyn F. Horn
Administrative Assistant