

**HOOKSETT
TECHNICAL REVIEW COMMITTEE (TRC)
MEETING MINUTES
HOOKSETT MUNICIPAL BUILDING – Room 204
Thursday, October 3, 2013**

CALL TO ORDER

The meeting was called to order at 9 am.

ATTENDANCE

Town Staff: Peter Bartlett (Police Chief), Diane Boyce (Recycling & Transfer Superintendent), Carolyn Cronin (Assistant Town Planner), Jo Ann Duffy (Town Planner), Mike Hoisington (Fire), Matthew Lavoie (Code Enforcement Officer), Leo Lessard (DPW Director) and Dan Tatem (Stantec)

Representing the Applicant: Jeff Larrabee (Larrabee Group), Nick Golon (TFMoran, Inc.)

Representing NHDOT: William O'Donnell

DISCUSSION

Plan #13-39 (Private Well, Private Septic, Wetlands, Groundwater Resource Conservation District)

47 Hackett Hill Rd Map 13, Lots 56, 57, 58 & Map 17, Lot 7

Proposed Master Plan Concept for restoration of subject lot to include hotel, sit-down restaurant, and conference center with banquet facilities.

N. Golon presented a proposed master plan (horizontal layout) for a project to include a 90-room hotel, a conference center/banquet facility and a 300-seat restaurant. How much will fit on the lot will be determined by how big a septic and well could be installed. The property borders on a low density residential district. The buildings are located within the commercial district. A historic barn is located in one of the parcels (map 13, lot 52). Proposed hotel is located within the setback lines. Will need lot line adjustment to move the setback line and/or change zoning. He asked if a variance will be needed and will it be supported by the Town.

J. Duffy stated the applicant can apply for a variance with the ZBA. As far as changing the zoning, that will have to go to a Town Meeting.

J. Larrabee added the proposal is to create a hospitality venue. Significant lilac collection and botanical gardens will be integrated as well as stone products for concrete pavements. Banquet facility will be used for events, i.e, weddings. Will have walkways and landscaping, which will provide backdrop for events.

Applicant will try to get an application in by November. They asked for clarification on the buffers and setback requirements. If a lot line adjustment is done, the property would end up half within the residential district and half within the commercial district.

D. Tatem clarified if a lot line adjustment is done, the whole parcel would stay within the residential district.

N. Golan added wetlands scientists are working on the wetlands impacts. The proposal will not impact a major wetland in the area.

Applicant has been in contact with PSNH with regards to existing utility easement.

W. O'Donnell stated traffic analysis will be necessary to determine impact on the intersection. Hackett Hill Road is within Bureau of Turnpike's jurisdiction.

Driveway is right where the Town's jurisdiction ends. Need to clarify where the line is to determine whose jurisdiction it falls under.

P. Bartlett expressed concerns with possible traffic problems.

N. Golan stated a traffic impact study will be done. More information will be presented at the next TRC meeting. Plans and funding are available for this component of the project. They would like to submit an application as soon as possible. Site will be graded to accommodate the material being brought in.

M. Hoisington added site will need hydrants, sprinklers and elevated tanks for fire suppression system.

J. Duffy stated applicant will have to go before the ZBA for the reclamation issue.

J. Larrabee stated reclamation and site plan will go hand in hand. The property will be a "green" property. Will use geothermal energy system.

D. Tatem explained reclamation and site plan are two different things. Planning Board approval is needed for site plans and ZBA approval is needed for reclamation plans.

Applicant stated they have ZBA approval for reclamation plan. The property will be restored to a usable condition. The end result will be much better. They have a master plan on how the site and walkways would look. The end user for the restaurant is still being worked on. The developer would be part owner and will take care of maintenance.

Second TRC meeting was scheduled for Thursday, November 7th. Deadline for submission is the last Thursday of October (31st).

ADJOURNMENT

Meeting adjourned.

Respectfully submitted by,

Evelyn F. Horn
Administrative Assistant