

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

**CALL TO ORDER**

The meeting was called to order at 9 am.

**ATTENDANCE**

**Town Staff:** Carolyn Cronin (Assistant Town Planner), Jo Ann Duffy (Town Planner), Mike Hoisington (Fire), Bruce Kudrick (Sewer, came in at 9:33 am), Matthew Lavoie (Code Enforcement Officer) and Dan Tatem (Stantec, came in at 9:34 am)

**Jocelyn Scarpetti - plan #13-35 (Private Well, Private Septic, Wetlands)**

**Paul Scarpetti / McCourt Engineering**

**Edgewater Drive Map 1, Lot 4**

Application to construct six single-family conservation condominiums on the lot.

Jen McCourt, McCourt Engineering: This is for 6 single-family homes at the end of Edgewater Drive along the river. The property is long and skinny. Acreage is too small for a Conservation subdivision but it meets the formula with 6 single-family homes. We will need a variance on the lot size requirement. There will be limited common area. There is an existing class 6 road that will be used for a right of way. Properties will be on well and septic. At the north end, there is a tree woodland buffer. Will provide a golf cart path in the area where we're putting docks. Will provide a town cul-de-sac, will deed it back to the Town. Will put a stone wall at the entrance of the subdivision. Would like to put a 14-foot wide driveway rather than a 20-foot wide road. The road is 3,300-feet long. Per Development Regulations, residential driveways that are at least 300 feet long have to be at least 14-feet wide.

Paul Scarpetti: We would like to develop something that would revitalize the Town and attract more people to move in. Would like to put up upscale homes with nautical look.

M. Hoisington: If there are at least 3 houses on that road, it would need a street name and house numbers. For E-911 purposes, it has to have a street name/sign and house numbers. What is the plan for fire protection for this place? They did away with the sprinkler regulations but Fire can require it. They will have to sprinkle the houses and the Planning Board can't waive that.

J. Duffy: Do you need a shoreline protection? Will there be wetlands impact?

P. Scarpetti: We will need shoreline protection. We will leave the trees by RH White for buffer.

J. McCourt: It will depend on the length of the road whether we will have wetlands impact or not.

M. Lavoie: Are the houses going to be on slabs?

P. Scarpetti: Yes.

D. Tatem: NFPA recommends at least 20-foot wide roads for fire protection. There's nothing on the Development Regulations that addresses this. It will have to depend on Fire and Police. I wouldn't recommend going less than 18 feet. It's a long flat road, people will drive 40 MPH.

J. Duffy: There was a similar application in the past. The variance to permit a Conservation subdivision where 20 lots are required was granted.

D. Tatem: The septic system needs at least 25 feet setback. I look at this as a site plan. There are no individual lot lines. They are considered condos, just like a rental unit. In a Conservation subdivision, there is a required lot size and lot lines.

Doug McGuire, The Dubay Group: Murais Street (similar application) was a private road, which was upgraded giving us legal frontage on lot, which gave us the required lot frontage. We wanted a single family condo development. There was no ordinance that allows for that. We got several variances for the minimum acreage requirement, frontage requirements, and no lot line. It didn't have Planning Board approval. It was denied based on workforce housing. No one said anything about the road being a certain width. The subdivision was approved.

J. McCourt: A part of the driveway will be on the Class 6 portion of Edgewater Road. The terminology used on the document was "abandoned", which is confusing. There is no legal term for "abandoned". The surveyor is checking into that. This will have to be approved by the Town Council.

D. Tatem: It would work great if the Town doesn't want that anymore and you could make that a part of the subdivision.

J. McCourt: Other than the variance, the other issue with ZBA is the wetlands impact.

**Autumn Frost – plan #13-20 (Manchester Water, Sewer)**  
**David Scarpetti / The Dubay Group**  
**Summerfare Street, Map 35, Lots 7, 1-8, 1-9**  
Application for an 18-lot conservation subdivision

Doug McGuire, The Dubay Group: This is a standard Conservation subdivision with open space and 18 lots. Map 35, Lot 7 is one large parcel. A portion of the parcel fronting on Route 28 Bypass is commercial and frontage facing Summerfare Street is zoned MDR. We're doing a lot line adjustment between Map 35, Lot 1-8 and Lot 1-9. Some areas are being swapped and taken to meet the standard lot sizing based on MDR and to square off the lots. We're meeting all the requirements for Conservation subdivision. Based on the criteria, we have more than the required open space. We're proposing to build a recreational trail to utilize some of the green space. We went through the grading plan. We're proposing a 24-foot wide road. Summerfare Street has a sidewalk on the opposite of the road. Autumn Run does not have sidewalks. There will be a cross walk. We did prototypical grading on individual lots. Dropping down about 10 feet to maintain gravity for sewer connection. Will meet with the Sewer Commission. We would prefer a gravity connection. Have an invert coming out of every house that meets the Town requirements. We could modify that and move it around to make it more accessible.

J. Duffy: The proposed speed limit is 25 MPH. The Town Council can approve less than 30 MPH based on traffic study but anything below 30 MPH is unenforceable, according to the Police Department. The Police Chief is recommending not going lower than 30 MPH.

D. McGuire: We can put a traffic study that shows there's no opportunity for road widening. It seems easier for me to request 25 MPH. I would speak to the Police Chief.

M. Hoisington: You will need to name the road. It cannot have "Autumn" on it at all.

D. McGuire: The grade difference is significant between the lots. These are open space lots that are tighter. We are showing minimal amount of wall with the grading.

M. Lavoie: My concern is that the neighbors would complain.

D. Scarpetti: When I went for the variance, I obtained approval from abutters to make sure they won't have a problem with it.

D. McGuire: Water table issues were considered on designing drainage. We will be using 24" pipes for drainage. The detention area is extremely over-designed.

D. Tatem: You can't build this road then come in and cut a lot. You'll have to stabilize everything as you go and cut and fill. The driveways have to be at least 50 feet apart.

D. McGuire: They are aware of this and the applicant understands what he needs to do. There may be some associated costs on lot to lot basis. We meet the standard distance for intersection. Planning Board does not require a buffer but we will add a 20 feet voluntary no cut buffer.

D. Tatem: I can guarantee you'll need a buffer because the abutters will complain.

J. Duffy: They changed the regulations. Rae Brook development had buffers within the property lines. The documents stipulated it was not to be disturbed. A resident came in for a variance to install a pool and it was granted.

J. Duffy suggested going to the Planning Board for a discussion and ask them if they would require a buffer. Get them to take a vote and get a memo. If they don't require a buffer, a no cut zone can be added, don't call it a buffer. On the commercial piece, you'd be required a buffer. If you are on the agenda for completeness, get a clarification on this and get them to vote.

D. Tatem: Make sure they are on the agenda for completeness and discussion. I will not be there but I will submit a report. It will have a note that says the application will not be complete without the sewer capacity.

B. Kudrick: Between lots 9 and 10, I would like an easement. That is the lowest point.

D. Tatem: Make sure you're attorney reviews the documents. You'd be going through the open space.

### **ADJOURNMENT**

Meeting adjourned.

Respectfully submitted by,

Evelyn F. Horn  
Administrative Assistant