

**HOOKSETT
TECHNICAL REVIEW COMMITTEE (TRC)
MEETING MINUTES
HOOKSETT MUNICIPAL BUILDING – Room 204
Thursday, February 6, 2014**

CALL TO ORDER

The meeting was called to order at 9 am.

ATTENDANCE

Town Staff: Richard Bairam (ZBA), Carolyn Cronin (Assistant Town Planner), Mike Hoisington (Fire), Matthew Lavoie (Code Enforcement Officer), Leo Lessard (DPW) and Dan Tatem (Stantec)

Representing the Applicant: Jeff Kevan (TF Moran, Inc.) and David Miller (Manchester Water Works)

**Manchester Water Works - Plan #14-02 (private well, no Sewer/septic)
TF Moran, Inc.**

700 Quality Dr. Map 29, Lot 64-2

Site plan for proposed radial well, 24 foot by 26 foot pump building, and gravel driveway.

Manchester Water Works is proposing a radial well that goes down into bedrock and underneath the river to draw water from the river for pre-treatment. This would provide water on the west side. They will not be able to determine what type of treatment would be necessary until they have done this for a while. They have an option for treatment on site or about a mile south. They will be taking 6-8 million gallons a days, which will have no impact on the level of the river. The original plan was to discontinue the private road at the end of Kimball Road and bring a private road to Quality Drive. Three owners have access to Kimball Road. They have not been able to make arrangements with the three owners. Right now the private road on Kimball Road will remain. ZBA has granted the Special Exception to allow the well. A 24' X 26' garage will be built on top of the well, 87' from the property line to house the well, an emergency generator and a pump. There is one abutter relatively close. Evergreen trees will be planted along the property line. The site of the well may shift 50-60 feet south of the abutter's property depending on the materials under the river and if Planning Board would grant them flexibility. No sewer or drainage on the site. If they decide to do the treatment in this site, they will have to go back to the Planning Board for an additional building.

D. Tatem suggesting having a discussion with the Planning Board on the possible additional building.

D. Miller stated they will not know what type of treatment will be done until they do the water sampling and testing, which could take a couple of years.

D. Tatem brought up an issue with buffer zone involving a residential unit abutting a commercial property. He suggested bringing this matter to the Town Planner's attention. Per Development Regulations, "*Whenever a commercial or industrial use abuts a residential use, a buffer zone*

shall be provided subject to the approval of the Planning Board. The buffer is an area within the property or the site generally adjacent to or parallel with the property line either consisting of natural vegetation or created by the use of trees, shrubs, fences or berms designed to limit continuous view of and or sounds from the site. The buffer shall not be less than 50 feet in width and shall be planted with a dense screen of shrubbery and trees not less than 8 feet in height at time of planting. The screen shall be at least 25 feet in width and shall be permanently maintained suitably by the owner. The buffer shall provide a year-round dense visual screen in order to minimize adverse impacts. In order to maintain dense screen year-round, at least 50% of the plantings shall be evergreens.”

J. Kevan stated they will plant 2 rows of trees, if necessary but added this is not any other commercial use. It's not going to have traffic, noise or a large building.

M. Lavoie stated this would be required under the Zoning Ordinance. He asked where the water being pumped would go. D. Miller stated back into the river.

D. Tatem added that would be additional required site work under NHDES' shoreline permit.

J. Kevan explained this would be a part of the well design for the DES permit. They can come back to the Planning Board after they get their DES permit.

M. Hoisington added a hydrant would be required. The additional building will need sprinkler system.

One waiver will be submitted to the Planning Board for all items.

ADJOURNMENT

Meeting adjourned.

Respectfully submitted by,

Evelyn F. Horn
Administrative Assistant