

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

**Also Present:** Jeff Kevan, TF Moran, Inc.: Guy Chabot, Manchester Water Works

**1. SNHU Dormitory - plan #14-03 (Manchester Water Works, Sewer)**

**TFMoran, Inc.**

**East Side Dr. Map 33, Lot 67**

New dormitory with associated access and parking off East Side Dr., located east of the newly constructed East parking lot.

**2. SNHU Connector Road – plan #14-04 (Manchester Water Works, Sewer, wetlands)**

**TFMoran, Inc.**

**East Side Dr. Map 33, Lot 67 & Map 38, Lots 6, 7, 8-1**

Connector road between East Side Drive on campus and West Alice Ave.

J. Kevan: We have (2) projects coming up. SNHU owns the (2) houses on West Alice Avenue. There are plans to turn these into Fine Arts Theatre buildings once the leases are up. They are bringing a 26-foot wide 2,500-foot long road with parking lots on each side connecting East Side Drive and West Alice Avenue. It will not have thru traffic. It will be gated on one end and open on the other. The gate will have a knockbox lock for Fire Department to access. The road will be posted with 15 MPH speed limit. We are scheduled to go before the ZBA on March 11<sup>th</sup> for the wetland crossing Special Exception and a Variance for the 40' setback buffer impact. We are also scheduled to go before the Planning Board as well as Conservation Commission next week. There will be hydrants at each end of the road coming in from West Alice with a gap in the middle.

D. Tatem: How much of a gap?

G. Chabot: Two different pressure systems. The main off of West Alice is coming from the reservoir on Beacon and the other is coming from Derryfield.

D. Tatem: What is the gap in between for hydrant spacing?

J. Kevan: It's about 500-600 feet.

J. Kevan presented a portion of SNHU's Master Plan. They are looking to add an Athletic complex in the area. The proposed second dorm will also be located in this area. The library is under construction. The idea is to make the campus green, get rid of the

parking lots and encourage pedestrian activity. It will be strictly pedestrian access in the middle. Long term plan is to tie-in the road in the back with Martin's Ferry Road. The roads will be wide enough for the Fire Department to get through. This project should be completed by end of August. Most of the site work is done.

The proposed dormitory is apartment style.

D. Tatem: You'll probably need a turn-around at the other end. The Fire Department will have a key but if anyone else drives down there, they'll need a turn-around. If there's a big function when they open that gate, something will have to be in place, whether an officer standing there or a signage.

L. Lessard: Will need a sign, "No Thru Traffic". Coming out of the road, there will be a "Stop" sign.

M. Lavoie: I see a conflict with people exiting not entering.

D. Tatem: Street lights will be required per Development Regulations.

No proposed signage at this time.

J. Kevan: They would like to start the new dormitory right away and have it open for next August (2015). They are still trying to configure the building but they are looking at a 4-story building with 320+ units. The footprint will be angled to fit into the site better. There will be a hydrant at each end of the building. Final footprint will be ready by Friday. They are scheduled to go before the Zoning Board and Conservation Commission next week. Once approved, they are targeting to start construction this summer and finish a year from August.

D. Tatem: You and Jo Ann (Town Planner) agreed that when you come in for the dorm Planning Board application, the road will be shown on the plan. That way you will have a recordable plan showing the dorm and the road somewhere, just not with the application.

- 1. 11:00AM –12:00PM**  
**Lilac Center and Botanical Park –plan #13-31 (Village Water, Septic, Wetlands, GRCD)**  
**47 Hackett Hill Rd. Map 13, Lots 52, 54, 56, 57, 58 & 62 and Map 17, Lot 7**  
Conceptual Master plan of the Lilac Center, Botanical Park, and supporting properties.

To be continued.

## **ADJOURNMENT**

Meeting adjourned at 9:40 pm.

Respectfully submitted by,

Evelyn F. Horn  
Administrative Assistant