

**Unofficial
As of 03/15/07**

**HOOKESETT
ZONING BOARD OF ADJUSTMENT
Minutes
March 13, 2007**

Chris Pearson called the meeting to order at 7:00 pm.

Attendance Chris Pearson, Ron Savoie, and James Levesque, Roger Duhaime and James Gorton (non-voting Council Rep.) came in late
Also present, Michelle Bonsteel

NEW PUBLIC HEARING

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RAVINIA COLD STORAGE

East Point Drive Map 49 Lot 4

Special Exception from Article 18 Section E to build a 340,000 sq ft building and access way that impact approximately 1.8 acres of wetlands.
Variance from Article 18 Section G.2 a&b to grant a variance for a 340,000 sq ft building that will impact the wetland and wetland setback and buffer

C. Pearson: There are only 3 of us, we will not be acting on anything tonight and we do not have a full board. We will be listening to your application and setting a site walk. (2 members came in late)

Tony Marcott of Bedford Design: The owner has two facilities in Londonderry that the fire and building inspector have been to and reviewed. He would like to place a facility on this site that is just over 320,000 sq ft. This property has been before this board as well as planning for an industrial subdivision. We met with the conservation commission, Planning and DES regarding this project. What we are proposing is a 2 phase project. The first phase is approximately 200,00 sq ft and about 140,000 sq ft for the second phase. The total wetland dredge and fill is 1.75 acres. When we met with the Conservation Commission we estimated 1.6 acres of what we included a 10 ft area around our work that is a temporary impact. The size of the building and locations is essentially the same. We met with DES to see if this was a viable project and if it made sense and it did. The Conservation Commission as part of the mitigation for this project would like us to participate in the project that they have near Bear Brook State Park. Where they are trying to purchase over 100 acres of land there. What we would do is contribute to that project and that is what we are trying to work on right now as a mitigation method. Do we buy a portion of the project? Do we take money into the larger portion of the conservation easement?

What will drive that is the timeline. As part of this project they would like to start construction in late July. That is a viable timeline. We are hoping we can take part with the Conservation Commission.

IT will depend on the Town Council because they are going to purchase the land as part of other funds that have been donated to the Town under a

grant. That is the mitigation measure. On this parcel the wetland were filled in at one time and excavated out. They are pretty low quality wetlands. We created a 50 ft buffer to the east of this property. The beavers constructed a damn in this area and essentially backed up Neil Brook. The pond is several sq miles. It is not a prime wetland but it is one we should protect. We have actually pushed the building further away than you required. You require a 25 ft undisturbed buffer and 40 ft from any parking structures. We kept the grading away the best we could. In doing that, this wetland impact goes up a little to the 1.75. It seems like a larger number but we can decrease it significantly by moving it closer but DES and Con. Com. feels this is a better resource. The project is 75 acres. We will provide emergency access. There are two wetland areas, there is a 12 inch culvert that will be removed and we will build a 10 foot bottomless culvert. Basically it is a corrugated arch that will allow for amphibians, bugs and whatever else that will live there. We are improving that wetland area and we need a little wetland to do this. That is over and above the mitigation that we are doing. We are looking at the NH DES site specific and one of the types of site that are affected most are commercial sites. We have a significant area here and again we are going above and beyond what we are asking this board to approve.

C. Pearson: When you are finished, that will be only one structure?

T. Marcott: It will be in two phases. There is an office area. It is a two story 9000 sq ft per story office area. There will be a mechanical room on one side and office on the other. In phase one we will construct all of the driveways and all of the wetland impacts. When this construction goes on there is no more interruption, no more coming back to any of the boards for approvals

C. Pearson: What will you be doing in this building?

T. Marcott: It is cold storage/freezer warehouse of frozen seafood's from over seas. Frozen shrimp, muscles, clams, and fish. Typically what they do is lease space to potential buyers. Lets say Market Basket purchases several hundreds of seafood for Thanksgiving or Christmas when it is high in demand. Then they will store it in these facilities several months ahead of time and then as they need it for the season they will use it. Part of the services that he provides is containers come from over seas to here and there is the DEA and USDA inspection. There is an anti terrorism act that has some type of requirement for tracking in and out with cameras and logging everything in and out of here. If there is ever something in the food chain it can be traced to him. Stonyfield is one of his clients that were added in Londonderry. The first phase of this facility is mostly for one client that does frozen seafood.

C. Pearson: There is no food processing that goes on in there?

T. Marcott: No there is no food processing. This is a 10 degree below freezer with a 40 degree loading dock so they can unload in that area. Basically this system will be upgraded from what they have in Londonderry. The cooling is a lot more environmentally friendly. It is a new system, as technology advances this facility will be today's technology. They have a good track record in Londonderry. He is a good neighbor. One example is he was putting an entryway around his doorway, which was fake granite, and his neighbor thought he would be affected by the construction so he did the entire landscaping for them. We have been looking all over the state for over a year and this one seems to meet the criteria.

R. Savoie: You said emergency access where is that coming in?

T. Marcott: Right where Verizon is at the top of the hill. Currently their driveway was built as a potential in the area of a future right of way. We already met with the fire department in TRC and talked about that as a gated access and it will be plowed and maintained in the winter.

R. Savoie: Will that cross any wetlands in that area?

T. Marcott: Nope, like I said we are actually improving the existing culvert that is here so you can get out there without any mitigation to that wetland. The only reason is because we are moving that pipe and redirecting the storm water with no additional impact.

R. Savoie: Will you have city water?

T. Marcott: Yes, Manchester Water Works services here and there is adequate pressure and capacity and they will need a booster station because of such a large building and they have to have a high pressure system.

R. Savoie: You don't have sewer, it will be on site septic?

T. Marcott: It will be onsite septic below the parking lot. It will be concrete chambered systems. The total employees are less than 100 because it is for long-term storage. Operation hours are 8-6. There are times when they have an early delivery so it would be slightly before then. If they get a truck that comes in at 6 that means unloading could go until 9 or 10. It is a one shift operation and it is mostly long term storage.

R. Savoie: How many trucks do you have going in there on a given day?

T. Marcott: 100 per week about 20 per day. It is fairly low traffic. The location for this site couldn't be better because he has trucking through out the country and he needs to be two turns within the highway. This is zoned industrial and is off a state road and 101.

R. Savoie: What will you do for signage, the only reason I say that is Sams Club which is right across the street has worst traffic record going.

T. Marcot: We will work thought that, the owner wants an off premise sign and we will do our best to work within your regulations. The owner definitely wants this because going beyond this property to turn around and come back would make it hard.

M. Bonsteel: The advantage this site has is that it is on a street. Sams club is a confusing sign and it says 28 bypass and that is not the street address.

R. Savoie: Michelle, we get them turning around in our yard at J.P. Noonan. They have hit our trailers etc. They don't know how to back up. The bakery was denied of an off premise sign.

M. Bonsteel: What we need is a directory sign out on that site. Off premise signs are illegal
The only difference it this is a road as oppose to a private site. People are thinking it is the address and it isn't the address. We will work with the

owner to rectify the situation.

C. Pearson: Have the Conservation Commission walked the site?

M. Bonsteel: Yes they are happy with it because of that whole mitigation and the contiguous wetlands instead of a piece here and a piece there. I haven't heard anything from the Planning Board yet but TRC had recommendations and it was all positive. It is not a tremendous trip generator and it is state of the art. Even the existing facility is better than what you expect to find in similar facilities. The difference is you won't have quantities of ammonia that you do in Londonderry. It won't be seen from Bypass 28.

C. Pearson: How far it is to the abutters on Cindy Drive?

T. Marcott: 500 feet.

R. Duhaime: PSNH is one abutter right?

T. Marcot: Yes and during times of high peak in the summer he can shut his facility down for periods of time. We will run natural gas to this site and they are toying with the idea of long term providing their own power and natural gas and there would be two trailer truck size generators that would be placed here. Just looking at it natural gas is at a cul-de-sac so they will extend it to the site and it may be just for heating purposes.

C. Pearson: This is a really big building, is he typically at capacity because it is 340,000 sq ft.

T. Marcott: He has 130,000 sq ft as a second facility and 90,000 sq ft at his first facility.

He has 200,000 sq ft leased already. Because he did do two facilities as an operation standpoint he needs to grow to the next step with a facility of this size to go to the next step.

C. Pearson: Is phase two definitely happening?

T. Marcott: Given the history of the company, they built their first facility and added on 20,000 sq ft and less than a year later on the second facility we put on 90,000 sq ft and based off that history yes, it would be shortly thereafter. This will take a year to get approvals and to get someone to commit six months prior to the facility being built is a lot easier than trying to get someone to commit a year out is difficult. When this is up and running and full he can predict better on the second phase.

C. Pearson: Is that at a higher elevation than the houses on Cindy Dr?

M. Bonsteel: It is below, it is below Verizon and below the houses.

T. Marcott: It is over 100 feet that is why this certain parts of the site don't work.

This elevation is 400 and the building is 340. We were going to go mitigation on site but Conservation Commission said no and directed us towards Bear Brook State Park.

C. Pearson: Lets schedule a site walk, any more questions?

R. Duhaime: I have seen the location in Londonderry and it is very well maintained and very well landscaped. It is pretty impressive.

T. Marcott: He went above and beyond the landscaping. He actually had one of his trees cut during winter. Someone wanted it as a Christmas tree.

Open to abutters

David Scarpetti: I am a direct abutter and I think it is great. I was concerned with back up alarms on the trucks and I met with Tony on it and the air conditioning system that they have is a different kind and is high tech. I went by the other facility and I didn't hear any noise. I think it will be great to have a building this size in town versus multiple buildings in that area. This is fantastic. It will be the biggest building in town.

Public: I am the owner I approve of the project.

C. Pearson: The site walk will be held on 3/31/07 at 8:30 Do we need anything from Conservation Commission?

T. Marcott: On the site walk they stated that we did not need to go back to them, maybe I should get something in writing from them.

C. Pearson: Yes, we need that.

M. Bonsteel: We will notify Stantec.

APPROVAL OF MINUTES OF – February 13, 2007

R. Savoie motioned to approval the minutes Second b J. Levesque

All in favor, motion carries

ADJOURN motion by R. Savoie, R. Duhaime second all in favor

The Chair declared the meeting adjourned.

Respectfully submitted,

Jessica Skorupski