

Official

HOOKSETT ZONING BOARD OF ADJUSTMENT

Tuesday, April 8, 2014

HOOKSETT MUNICIPAL BUILDING

CALL TO ORDER

Co-Chair Roger Duhaime called the meeting to order at 6:30 pm.

PLEDGE OF ALLEGIANCE

ATTENDANCE: Michael Simoneau, Gerald Hyde, Richard Bairam, Roger Duhaime, Phil Denbow, and James Levesque, Council Rep.

EXCUSED: Chris Pearson (Chair), Don Pare and Jackie Roy

STAFF: Matthew Lavoie, Code Enforcement Officer

APPROVAL OF MINUTES

January 27, 2014 PB/ZBA Joint Meeting – R. Bairam moved to approve the January 27, 2014 PB/ZBA joint meeting minutes. **Seconded by P. Denbow. Motion carried unanimously.**

March 11, 2014 – R. Bairam moved to approve the March 11, 2014 regular meeting minutes. **Seconded by M. Simoneau. Motion carried unanimously.**

CONTINUED PUBLIC HEARING

JEFFREY LARRABEE

Case #14-01

Hackett Hill Road

Map 17, Lot 7

COM

A Variance is requested from Article 20 Section E, 3 & 4 of the Zoning Ordinance to permit (1) 750 SF sign approximately 40 feet high as shown on submitted plan for various commercial uses including conference center, festival grounds and botanical park.

R. Duhaime: We don't have a full Board. We have four members and a Town Council Representative.

N. Golon (TF Moran): We would like to request to continue until we have the opportunity to have a full Board.

R. Bairam motioned to continue to May 13, 2014. Seconded by M. Simoneau. Motion carried unanimously.

SNHU

North River Road
MUD4

Case #14-02

Map 33, Lot 67 / Map 38, Lots 6, 7 & 8-1

A Special Exception is requested as specified in Article 18 Section E.1.(a) and G.2.(a) of the Zoning Ordinance to permit (2) wetland crossings and impact within the 40' setback buffer for development of a connector road, sidewalk and underground utilities from East Side Drive (SNHU Campus) to West Alice Avenue.

Jeff Kevan (TF Moran): We were here previously and I went through the criteria. We did a site walk last week. There were three members there and a lot of abutters. I am going to hand out one official document. The school is proposing a connector road to go from E. Side Dr. out to W. Alice Ave. That would be gated at W. Alice Ave. and used as emergency access. There has been discussion as to whether they would open it for special events and that would be worked out with the Planning Board. Right now, during normal operation, it will be closed. They own those two buildings on W. Alice and don't have anything proposed. There have been tenants in them until a couple of weeks ago. They will have to come back with change of use plans. The intent is that students would be able to drive out this road but not go onto W. Alice. When they propose a use in one of those buildings, they are going to put a parking lot at the end on their side. Students and faculty can come in and park at the end or walk down. Other people could come in from Rt. 3 on W. Alice and park at the regular lot, but there would not be any inter-connectivity between the two. I am guessing we will probably get it so we can open the gates for truck traffic during construction or other specific things, but there is no intention of that becoming a main entry point. They want that controlled for the campus. This drawing shows the separation between us and the nearest residential abutter. I gave you the distances to the nearest property corner. It is 262' from the edge of the road to their lot and about 430' to the actual structure itself. There is a lot of grade change. It is heavily wooded. Some of the residents were with us when we did the site walk. With the leaves off of the trees you could see some of the houses. Lighting is kept downcast with shoebox style lights with everything recessed inside the box. There is no dome. It is all full, cut-off downcast lighting. We should not have any impact on residential abutters. Without this road, you would have people driving around the neighborhood to get to this facility, potentially, when they put a use in it. We crossed two points and there is an intermittent stream that comes through there. There is some water there. We went to the Planning Board last night and asked for a lot of waivers. Some of them had to do with the guardrail end units. They granted us those waivers, which will allow us to go to a 2:1 side slope instead of 3:1 on these two crossing areas, which will reduce our wetlands impact by

1000 sq. ft. That was one of the conditions. They granted the waivers but have not acted on the application. They were waiting for this to occur and they wanted a couple other things from me before they approve the site plan. We are requesting a special exception for these two crossings.

R. Duhaime: Are you reducing what you are looking for, for square footage?

J. Kevan: The wetlands impact was 12,620 sq. ft., between the two locations, so it will be 11,620 sq. ft. of wetlands impact. We are reducing it by 1,000 sq. ft. to 11,620 sq. ft. We pay an in-lieu fee for mitigation the state has required. That goes to a kitty that the region has and towns can submit projects they want to get money for. I think there has been some discussion between Hooksett and them. The EPA asked us to put a conservation deed restriction around Messer Brook, which runs along the back side of the baseball field down at that far side. It has a steep bank. As part of the last application, we paid the in-lieu fee, plus we put a deed restriction on that portion of the property so that is in conservation.

P. Denbow: Is that drawing you have showing the other end by the college?

J. Kevan: Yes.

P. Denbow: Where is the maintenance building? Does it cut through that parking lot?

J. Kevan: This is that master plan. Looking at E. Side Dr., you used to come through the parking lot and come down. We have reoriented it. The parking lot that you used to drive through, you no longer do that and it is off to the side. E. Side Dr. comes around and we constructed that large parking lot. This road will come in just beyond it and out to W. Alice.

P. Denbow: Does that backside loop around back behind the cafeteria?

J. Kevan: This comes back to the rear dormitories, the dining facility is on the other side and the library is in the middle. These have been connected with a path. We have put in a footbridge across that little stream and we did a path down to Tuckerman. Before, you used to feel like the campus was a broad piece of property and it seemed distant. Now that you have these paths through the woods, and they have lights, it isn't that far separated. At the back of the library, that is under construction and should be complete in August, we put in a service road. It is gated at the end, so that will become a walkway as well. The intent of getting a walking campus is being achieved.

R. Duhaime: You were talking about the slopes. Are they requiring you to put guardrails where you are putting a steeper slope?

J. Kevan: No. We had guardrails, but because it was private, we put the speed-bumps, and it is a

15mph, they allowed me, instead of flaring that guardrail further back like you would for a 30mph design, to leave it a little more gentle. It doesn't meet ASHTO standards or highway design, but they allowed me to tighten that so the slopes could go to the 2:1.

R. Duhaime: That's right, that is all private road.

J. Kevan: Yes.

R. Duhaime: I don't think we need to open this up to the public because you seem to have taken care of that.

J. Kevan: Last night we covered it at the Planning Board.

R. Duhaime: You had neighbors at the Planning Board?

J. Kevan: Yes. They came to the site walk and the meeting. A lot of them are concerned with what was happening in the buildings on W. Alice. The other thing is a gated road. They have cut through traffic and some of them were voicing concerns over traffic. I know the truck traffic, when there is construction under way, comes off of 3 and comes down W. Alice, Donati, and through. Obviously that affects them. They also wanted to know about lighting and other things that we are doing. I think, for the people that came on the site walk, it helped answer concerns. One thing with doing a master plan is it raises issues with some people. They see buildings and they think they are happening immediately. The intent of this master plan is to show a projected growth. The town wants to have an idea of where things will go. They own land and ultimately they would like to continue to keep growing. We showed the building that is adjacent to those homeowners, and they were concerned with when that is happening. It is a place holder to show that land. Ultimately, it will be used for something but there are no specific plans.

P. Denbow: There is plenty of a buffer there.

R. Duhaime: You are looking at a football field, from what I see from the road, to the property line.

J. Kevan: Yes. Last night they were asking me if the road could support traffic if we opened it. SNHU is trying to set standards and raise the bar for themselves. They have gone to vertical granite curb, a nice sidewalk, lighting, and so forth. It is 26' wide. It is being built with the same base materials and pavement that the town requires elsewhere. It is a substantial road, but if you look at the design, there is not a lot of cutting or clearing. All of the land, towards those residential abutters, is going to remain wooded. From the site walk, you can see some of the houses sit up probably 20' vertically from the road, but the terrain rolls through there. It will be a pretty good screen for most of the year.

M. Simoneau motioned to approve a special exception that is requested as specified in Article 18 Section E.1.(a) and G.2.(a) of the Zoning Ordinance to permit (2) wetland crossings and impact within the 40' setback buffer for development of a connector road, sidewalk and underground utilities from East Side Drive (SNHU Campus) to West Alice Avenue. It is noted that the total square footage has been reduced by 1,000 sq. ft. from 12,620 to 11,620. Seconded by R. Bairam. Motion carried unanimously.

NEW PUBLIC HEARINGS

KEVIN MOSCONE Case #14-04
1348 Hooksett Road Map 25, Lot 5
PZ

A Variance is requested from Article 19 Section D.9 of the Zoning Ordinance to permit a State Motor Vehicle Inspection Station within the Groundwater Resource Conservation District.

Applicant did not appear.

R. Bairam motioned to continue to May 13, 2014. Seconded by P. Denbow. Motion carried unanimously.

M. Lavoie: I am gearing up to do some site visits for the mines we have. I was thinking June. Does that work for everybody? We are going to have to do it twice a year, so I was thinking June and September. It is like a guided tour.

R. Bairam: Sure. There was a notation about schooling?

M. Lavoie: Someone wanted to come in and teach or do some kind of class. I have to find the email.

R. Bairam: They wanted to do it some night we had a late schedule. I would be for it. Rather than go someplace and sit in a classroom.

R. Duhaime: It would be great if they came here.

M. Lavoie: I will send out an email to see what the schedule looks like next month.

J. Levesque: It would be good for a refresher.

P. Denbow: Yes, it would.

R. Bairam motioned to adjourn. Seconded by P. Denbow. Motion carried unanimously.

ADJOURNMENT

The meeting adjourned at 6:57 pm.

Respectfully submitted by,

AnnMarie White
Recording Clerk