

Official

HOOKSETT ZONING BOARD OF ADJUSTMENT

Tuesday, December 9, 2014

HOOKSETT MUNICIPAL BUILDING

CALL TO ORDER

Chair Chris Pearson called the regular meeting to order at 6:31 pm.

PLEDGE OF ALLEGIANCE

ATTENDANCE: Chris Pearson (Chairman), Roger Duhaime (Vice-Chairman), Michael Simoneau, Phil Denbow, Richard Bairam, Gerald Hyde (arrived at 6:32 pm), and James Levesque, Council Rep.

ABSENT: Don Pare, Jackie Roy

STAFF: Matt Lavoie, Code Enforcement Officer

APPROVAL OF MINUTES

November 18, 2014 – R. Bairam motioned to approve the November 18, 2014 regular meeting minutes. Seconded by M. Simoneau. Motion carried unanimously.

CONTINUED PUBLIC HEARINGS

Jocelyn Scarpetti

Edgewater Drive
MDR

Case #14-13

Map 1, Lots 4, 6, 8 & 9

A Special Exception is requested from Article 18, Section E of the Zoning Ordinance to permit a proposed driveway serving the subdivision which will impact approximately 925 SF of wetlands.

Jocelyn Scarpetti

Edgewater Drive
MDR

Case #14-14

Map 1, Lots 4, 6, 8 & 9

A Variance is requested from Article 8, Section E.9 of the Zoning Ordinance to permit a conservation subdivision with approximately 13.62 acres, where a minimum of 20 acres is otherwise required.

Attorney Richard Uchida, Hinckley Allen (representing the Scarpettis): We are here for two approvals – first is to allow conservation subdivision on a parcel of land approximately 13.5 acres and the ordinance requires 20 acres. Second is a Special Exception is associated with the driveway up to 5 single family units. We previously went through arguments for a variance and

special exception. You had the site visit and we are here to answer any questions you may have. We have no additional information.

G. Hyde: Where do the utilities come from? Bow or Hooksett?

P. Scarpetti: It would be Hooksett.

J. McCourt, McCourt Engineering: Electric, cable and phone will be onsite as well as the septic.

Open to abutters.

No comments.

Close to abutters.

C. Pearson: Let's act on the Variance first then go on to the Special Exception.

M. Simoneau motioned regarding case #14-14 to approve the requested variance from Article 8, Section E.9 of the Zoning Ordinance to permit a conservation subdivision with approximately 13.62 acres, where a minimum of 20 acres is otherwise required. Seconded by R. Bairam.

Motion carried.

P. Denbow motioned to grant the special exception case for #14-13 requested from Article 18, Section E of the Zoning Ordinance to permit a proposed driveway serving the subdivision which will impact approximately 925 SF of wetlands. Seconded by R. Bairam.

Motion carried.

NEW PUBLIC HEARINGS

GENERAL ELECTRIC AVIATION

30 Industrial Park Drive

IND

A Special Exception is requested from Article 18, Section E.1.(a) and G.2.(a) of the Zoning Ordinance to fill approximately 2,453 SF of wetlands and impact 17,385 SF of its associated buffer relative to their proposal to discontinue a portion of Industrial Park Drive and expand GE Aviation Building Two.

Case #14-15

Map 18, Lot 43

NH BUSINESS FINANCE AUTHORITY

21 Industrial Park Drive

IND

A Special Exception is requested from Article 18, Section E.1.(a) and G.2.(a) of the Zoning Ordinance to fill approximately 2,453 SF of wetlands and impact 17,385 SF of its associated buffer relative to General Electric Company's proposal to discontinue a portion of Industrial Park Drive and expand GE Aviation Building Two.

Case #14-15

Map 24, Lot 34

Dave Coburn, GE Aviation; Ron Bretton GZA; Nick Golon, TF Moran

D. Coburn: We are looking to increase our aviation products released to Boeing and Airbus. We need to get the expansion built to house the \$50 million worth of equipment. This requires the discontinuance of Industrial Park Dr. from Central Water Precinct to Lehoux Drive. This work is coming to Hooksett if I can get the facility up and running and is very important to the town of Hooksett.

C. Pearson: The way it's laid out (the 2 Special Exceptions), one is under GE Aviation and one is NH Business Finance Authority. Can you explain?

N. Golon: GE will be acquiring NHBFA and all 3 parcels will be consolidated into one as part of the development process. You have two applications since they have not been consolidated. This application is in regards to the impacts to wetlands and wetlands buffer. This portion of Industrial Park Dr. is going to be discontinued (paved section, just under 2 acres) per Planning Board and Town Council. You have a picture of what we are proposing. Photo A – west view; this is Petersbrook that runs through NHBFA, under Industrial Park Dr. and along GE lot north/south and discharges into a concrete box and is controlled on either side by a culvert. This area was disturbed by the construction of Industrial Park Dr. and the installation of the culvert so these areas were previously impacted by construction of the road. Photo B – north view of culvert; free flowing channel and dumps out on the other side. Photo C – existing downstream north view of riprap swale. Presently taking discharge from a portion of the site development that is GE presently. Storm water taken from one side to the other and discharged into oversized riprap swale. There is a bit of erosion at the tail end but we will have the opportunity to clean that up with our proposal. Photo D – east view; culvert view from opposite side. Some trees are in that area, but not a lot of low-lying shrubs. Photo E – across Industrial Park Dr. at wetland buffer impact on north side (just over 4400 sq ft). We would impact areas that are presently impervious surfaces. Photo F – idea of what the tree cover is there now. Photo G – larger area of impact looking down. That is the larger area of impact, as there is a finger that reaches into the site at that area. We have 2450 sq ft of wetland. 320 sq ft is more a temporary impact (as a buffer around retaining wall). It varies in elevation from 2'-16'. We've minimized it as much as we can, not grading into the wetlands. There is a total of 17,385 sq ft of wetland buffer being impacted by this project. I'll refer to the letter we submitted to Steve Couture, Chairman of Conservation Commission. The more valuable wetlands, the stream itself, is not being impacted, only the outlying wetlands.

R Duhaime: It will be a smooth curve street to Lehoux Dr.? Those wetlands – were they created from original building?

N. Golon: Petersbrook runs through there so there were outlying wetlands associated from the flood plain. Likelihood is that it diverted but I can't say they formed due to construction but it seems pretty likely (limits of grading for Industrial Park Dr). This project includes a 55,000 sq ft

addition, visitor parking, handicapped accessible parking, to create manufacturing space and offices for a new line of parts.

C. Pearson: The Special Exceptions are duplicates. Why do we need to do that?

N. Golon: We submitted one application originally. They should be 2 different ones being that all the lands will be consolidated in the end.

J. Levesque: The application is for 30 Industrial Park Dr. which is GE, but there is no application for the other location.

N. Golon: The application is for both; there are 2 different lots and the Code Enforcement Officer felt it appropriate to divide into 2 applications.

J. Levesque: There is nothing here to authorize you to act as owner.

N. Golon: There should be a statement in your packet that TF Moran is an authorized agent for NHBFA and GE Aviation. There are no wetland impacts on GE Aviation lot 18-43, there are 2,400 sq ft wetland buffer impacts; on lot 24-34, there are 10,337 sq ft of buffer impact and the total of 2,453 sq ft of wetlands impact is on NHBFA land.

M. Lavoie: The packets went out before I could review them.

C. Pearson: Can we break it out on the application at our next meeting so it's clearer?

M. Lavoie: Yes

N. Golon: There is another 4,641 sq ft of buffer impact that falls in the right of way; it's my understanding the town doesn't need authorization for that area so we exclude that.

Nick Golon read the application into the record.

D. Coburn: Regarding the fish habitat, every year we invite students on Earth Day and release trout into Petersbrook. We do it with Memorial and Cawley. We've done that for 20+ years.

N. Golon: This aquatic habitat does not exist in the area we are impacting, but is a part of the wetlands system as a total body.

C. Pearson: Are you adding a guard shack?

N. Golon: There is no guard house but a mechanized gate ties into the existing fence and a gated area along the back of the building with access for authorized employees.

D. Coburn: Where there is an employee entrance, gates and turnstiles are used.

P. Denbow: Are you altering where you receive deliveries?

D. Coburn: We will maintain that area; we can maximize the existing areas for our manufacturing and support functions. We currently use an easement that feeds Allied Waste where our existing loading dock is. We are not changing delivery areas.

N. Golon: The cul de sac is designed for oversized vehicles to access in the same directions as previous. Existing utilities will be expanded and relocated. Sewer will be relocated and the Sewer Commission is aware of what we are proposing.

R. Duhaime: What are you planning for landscaping?

N. Golon: Yes, as part of the site planning approval process. We are designing it to the best of our abilities but it is not complete as of yet. Having a clear line of sight is an important consideration.

D. Coburn: We want this to be a showcase for our customers and employees to be proud of and presentable to the community. We take a lot of pride in this.

R. Duhaime: I know the Town of Hooksett is buying Petersbrook fields; I know it's in a commercial area but it would be nice if it's still presentable.

N. Golon: The current application and criteria applies to both applications. The only thing I'd amend is in the description of first paragraph, areas of impact would be revised. We will resubmit the first page with areas clearly identified.

C. Pearson: We'd like to have exact areas as they apply to each one as we consider the applications.

J. Levesque: I can't find the letters of authorization in my package, so if you could include those please.

G. Hyde: You have been manufacturing parts there since the 70's and expanding because those parts are going out of date. What is the time difference between ceasing manufacturing old parts and manufacturing the new parts and why can't we make those fit more. Why do we have to expand instead of retrofit the existing space?

D. Coburn: The size of the current facility is 45,000 sq ft. The T-700 has been our bread and butter for years. They can fit in the trunk of a car (much smaller parts); in the early 80's we added 24' of roof to accommodate for navy fighter aircraft (bigger parts require bigger vertical machines). We got into new processing in 1986; 2001 added another addition and now we are

getting into larger sizes and larger planes. We can't repurpose the existing space. Life cycle – may lose production of T-700 but we will always find new applications; we are looking for ways to consolidate that. The size of next gen parts requires more space than we currently have. We plans to win additional helicopter markets.

G. Hyde: Is it not more feasible to go up instead of out?

D. Coburn: No, we still want to supply the government with the T-700; we have no option of shutting production down to raise the roof. The machines are multi-ton, highly precise machines. If disturbed, the processes can become disqualified. GE Headquarters chose Hooksett because of our expertise with products we manufacture now vs. going somewhere else.

C. Pearson: Are you adding employees?

D. Coburn: We will add about 50 employees over the whole project (10-year span).

Open to abutters.

No comments.

Close to abutters.

Site walk scheduled for Saturday, December 13 at 8:00 am.

C. Pearson: This will be continued to our next meeting – January 13, 2015.

N. Golon: Do we need to meet with the Planning Board?

M. Lavoie: Yes you will.

C. Pearson: Matt, Can you invite the Planning Board to the site walk also?

R. Bairam motioned to adjourn at 7:16 pm. Seconded by P. Denbow.

Motion carried.

ADJOURNMENT

The meeting adjourned at 7:16 pm.

Respectfully submitted by,

Tiffany Verney
Recording Clerk