

Unofficial

HOOKSETT ZONING BOARD OF ADJUSTMENT

Tuesday, July 12, 2016

HOOKSETT MUNICIPAL BUILDING

CALL TO ORDER

Chairman Chris Pearson called the regular meeting to order at 6:30 pm.

PLEDGE OF ALLEGIANCE

ATTENDANCE: Chris Pearson (Chairman), Roger Duhaime (Vice-Chairman), Phil Denbow, Gerald Hyde, Richard Bairam, and Jim Levesque, Council Rep.

ALTERNATES: Michael Simoneau

EXCUSED: Don Pare

STAFF: Matt Lavoie (Code Enforcement Officer)

APPROVAL OF MINUTES

June 14, 2016 – R. Bairam *motioned to approve the minutes of the June 14, 2016 meeting. Seconded by G. Hyde, with amendments. Motion carried unanimously.*

NEW PUBLIC HEARING

Vinmar Enterprises, LLC

Case # 16-10

242 West River Road

Map 24, Lot 1

COM

A Variance is requested from Article 18 Section G. 2 a. of the Zoning Ordinance to permit disturbance within the forth (40) foot buffer. The disturbance is to allow construction of an addition for storage of materials which are in temporary storage containers and the construction of required fire lane.

Jennifer McCourt: The existing business is Mo-Town Power Equipment, Sales and Service. The lot is zoned commercial and the lot size is 2.54 acres. There is a brook that runs through the middle of the lot. There is upland on one side, a steep bank on another, and a driveway easement. The driveway easement was granted in 1972. The site plan approval was granted in 1994. This lot is serviced by Village Water with a small service line and has an on-site leach field. There is grass from when it was originally constructed which is within the buffer area. We met

with the Conservation Commission and they granted a favorable recommendation. The proposal is to add a 3,264 sq. ft. addition which would be a warehouse addition to store what is currently being stored on-site in trailers. There would also be a loading dock. The Fire Department required that there be a fire access all the way around the building. In grading the loading dock, which is 4' lower, I was able to hold the edge of the existing grade on the edge of the driveway so there is no fill going towards the brook. It will go to an infiltration system in the 10' green space to be able to treat the gravel. There is another treatment area by the road. The reason we are here is for the disturbance in the wetland buffer. It is to repurpose the existing disturbance. We are not adding any additional disturbance than what was done for the original construction of the site.

R. Duhaime: Is there any type of retention pond on the property?

J. McCourt: No. It is lawn area and we are not cutting any additional trees towards the brook. It would a fire lane strictly for the Fire Department and also includes a very small corner of the building.

R. Duhaime: There was nothing to mitigate the water before?

J. McCourt: Correct and now there will be.

C. Pearson: Is it a temporary or permanent disturbance in the buffer?

J. McCourt: It is an existing disturbance. We are turning part of it from lawn to gravel so it will stay there permanently. The area were I am re-grading to put in the detention/retention system is a temporary disturbance because it is lawn now and will be lawn later.

C. Pearson: Where is the current disturbance?

J. McCourt: When this was originally constructed, this lot did not have anything on it. This disturbance was created.

C. Pearson: Is the building in the buffer?

J. McCourt: No. It is right behind it towards the brook. The non-disturbance buffer grew since this was put in.

C. Pearson: Is the brook seasonal?

J. McCourt: Yes. It can get deep but is dry right now and usually is in the summer. There is a huge drainage area to it.

P. Denbow: What was the original buffer?

J. McCourt: I am not sure. I would have to research to see when and if a buffer was instituted.

M. Simoneau: The driveway on the north corner that goes into Lot 3, is that yours?

J. McCourt: No. That is their access which is an easement.

R. Duhaime: There was no mitigation or any water for the property when it was originally built?

J. McCourt: Correct.

R. Duhaime: So you are going to mitigate for the new building?

J. McCourt: For the new building and the fire lane.

R. Duhaime: That gravel will be pitched so the silt does not go into the stream?

J. McCourt: Yes. It will be pitched to the 10' grass strip where there will be an infiltration basin that will then overflow. There will be a stone causeway at the low point of the gravel driveway so if any overflow happens it can go into the stream but it won't erode.

C. Pearson: Are you gating the fire lane or will it be permanent open access?

J. McCourt: Open access.

J. McCourt read the criteria into the record.

C. Pearson: Once the fire lane is put in, how far into the buffer is it?

J. McCourt: The very corner will be in the buffer. It will be a shed roof so it all goes into the swail to be mitigated. The fire lane is in the existing lawn area. At the closest point it is 6.4' from the stream.

C. Pearson: Will the loading dock be in the buffer?

J. McCourt: No.

R. Duhaime: What type of building is it?

J. McCourt: Steel.

R. Duhaime: There is no fire suppression?

J. McCourt? Correct.

R. Duhaime: You would have to bring in a bigger water line in if you wanted to bring in fire suppression.

M. Lavoie: The requirement is either the 360 degree access or sprinkler systems with two-sided access.

J. Levesque: Will the impact change where the water comes into or leaves the property?

J. McCourt: No. The mitigation that we are providing with the detention/retention pond is providing more of a buffer for the wetlands than what is there today.

R. Duhaime: Are you going to mitigate any other water from the parking lot?

J. McCourt: No. The majority of that goes to W. River Road.

R. Duhaime: Will the roof be connected?

J. McCourt: No. It is a flat roof. There is not enough room to do that.

R. Duhaime: It will be impervious by adding more roof?

J. McCourt: Yes, but we are mitigating the proposed impervious.

R. Duhaime: What about the dock?

J. McCourt: The dock water goes into the mitigation area. Anything new or that is lawn will be mitigated. I have designed that and it has been submitted to the Planning Board.

J. Levesque: Will the loading and unloading of equipment take place on the parking lot to the north?

J. McCourt: There will be an outside door for bringing small equipment in.

J. Levesque: That will not be in the wetlands?

J. McCourt: No.

Mark Manzella: The loading dock will be for freight.

P. Denbow: Even if you put the addition to the north you would still be in the buffer for the fire codes.

J. McCourt: For the existing building, yes.

R. Duhaime: After this you will not be using the storage containers?

M. Manzella: Two are rentals and I will have to sell one. I will have no need for them.

R. Duhaime: You said this exceeds the current treatment being provided. There is currently no treatment?

J. McCourt: Correct. Putting more in exceeds what is there.

R. Duhaime: You are doing more than what is meeting the requirements?

J. McCourt: I am meeting the Hooksett requirements for the addition and what is there today. According to the zoning ordinance lawn is not a buffer. You are supposed to have trees, bushes, etc. When the water hits that lawn there is no treatment.

R. Duhaime: Are you going to have it paved?

J. McCourt: We are hoping to have it gravel.

R. Duhaime: Gravel is better than lawn next to a wetland?

J. McCourt: Yes, because the gravel area is not going directly into the wetland. The gravel goes into the treatment system.

R. Duhaime: Wouldn't grass be better by a wetland?

J. McCourt: That gravel will be treated where there is no treatment to the grass.

R. Duhaime: You are saying you are exceeding what is there but will be putting something in that washes away.

J. McCourt: Because I am filtering the gravel I am exceeding the sediment control.

R. Duhaime: If there were heavy rains wouldn't the grass be better?

J. McCourt: Not in this condition. The lawn area has to be severely irrigated to keep it green. If you had grass without any treatment you will get sediment that comes from the lawn area that goes into the stream.

R. Duhaime: It would be minimal.

J. McCourt: That area is also very sandy. If there is a gravel area, to be able to get to the river it has to go through an infiltration/retention area where the sediment will settle out and infiltrate into the ground. In the low flows you will not have any flow to the stream. That far exceeds what you would get from the grass.

R. Duhaime: How can you distinguish this property from others in the area?

J. McCourt: I don't know any other lot in the area that has the brook dissecting in, the access easement going through it, and a 26' hill to the side.

Open to abutters.

No abutter comments.

Close to abutters.

Open to public.

No public comments.

Close to public.

R. Duhaime: Is there something else that can be done instead of gravel?

J. McCourt: We could put nit pack down.

J. Levesque: That packs down real hard and makes a good driveway.

R. Bairam motioned to grant the variance from Article 18 Section G. 2 a. of the Zoning Ordinance to permit disturbance within the forth (40) foot buffer for Vinmar Enterprises, LLC, Case # 16-10, 242 West River Road, Map 24, Lot 1. Secoded by M. Simoneau.

M. Lavoie: The surface will have to be approved by the Hooksett Fire Department so your opinions will be null and void if they do not agree.

Motion carried unanimously.

OTHER BUSINESS

M. Lavoie: We need to schedule site walks for four gravel pits.

The site walks will be scheduled at the September 13, 2016 meeting.

R. Bairam motioned to adjourn. Secoded by M. Simoneau. Motion carried unanimously.

ADJOURNMENT

The meeting adjourned at 7:07 pm.

Respectfully submitted by:

AnnMarie White
Recording Clerk