

1 MINUTES
2 HOOKSETT PLANNING BOARD MEETING
3 HOOKSETT TOWN HALL CHAMBERS (Room 105)
4 35 Main Street
5 Monday, February 3, 2025
6 5:00 PM
7

8 MEETING CALLED TO ORDER AT 6:00 PM
9

10 PROOF OF POSTING provided by Chris Stelmach (Chairman).
11

12 PLEDGE OF ALLEGIANCE
13

14 PRESENT: Chris Stelmach (Chairman), James Sullivan (Town Council Representative), Mike
15 Somers (Vice-Chairman), David Russel, Sheena Gilbert.
16

17 ALTERNATES: Yury Polozov (Alternate) as a voting member tonight, Jarrod Williams
18 (Alternate) as a voting member tonight.
19

20 ABSENT: Paul Scarpetti, Robert Duhaime.
21

22 APPROVAL OF MINUTES
23

24 *J. Sullivan motioned to approve the meeting minutes of January 6, 2025, as amended,*
25 *seconded J. Williams.*

26 *Vote carried 6-0-1 (S. Gilbert absent)*
27

28 *J. Sullivan motioned to approve the meeting minutes of January 13, 2025, seconded M.*
29 *Somers.*

30 *Vote carried unanimously.*
31

32 CONCEPT DISCUSSION –

- 33 1. 35 Edgewater Drive LLC
34 Map 5 Lot 54
35 35 Edgewater Drive

- 36 • Concept discussion for residential site plan 7-unit 55+ development in the Commercial
37 Zoning district.
38

39 G. McGregor- this is an appropriate conversation because the PB reviews the site itself the ZBA
40 will make the decisions in terms of the use so it is appropriate for the PB to have this concept
41 discussion under the assumption that the use variance and any other dimensional variance is
42 necessary will be granted. There is no state statue that requires a Zoning relief application to be
43 heard before a site plan, but it is cleaner to do it that way.
44

Brent Cole with Granite Engineering and Ken Scarpetti

B. Cole- prior to 2002 this property was a junk yard, the buildings have since been taken down. The Scarpetti's cleaned up the land and it remains in a vacant state. In 2022 we received approval from the PB Board and the ZBA to construct a wedding venue. In pursuing a tenant for a wedding venue, it has become apparent that it is not realistic to move forward with a wedding venue. We are thinking about switching to a residential prototype here instead. What we are proposing along the river is 7 smaller cottage style houses. They are 1,000 ft and 1,200ft gross. 2-story with a 1 car garage, and across the street we have accessory parking. The major reason for providing this project is we are looking at providing something more affordable. There would be 2 wells drilled on site. Each cottage would get its own septic system across the street. There will be many variances that we will need to apply for. Each unit will have access to the existing boat launch that is there. We are seeing this cottage style being brought forward in Bedford as well. The state is on board with this, and we think this will fit in nicely in Hooksett.

J. Sullivan- If the ZBA allows this, I would like this idea. If they make a variance, I will make the recommendation to make a full zoning change to this area so that residential can be allowed in the commercial.

M. Somers- the elevation from the road to the house, is it 3-4 ft higher or is it flat? Will the crawl space be 5ft? So, there will not be any flooding?

K. Scarpetti- the crawl space will be for access to the utilities and a frost barrier.

B. Cole- the area is a studied area, and we do have a few feet above the 100-year flood area. They would all have one central river access. There is an existing boat ramp that we would be utilizing. These would be an HOA with rules and regulations.

D. Russel- what is your target audience age wise?

K. Scarpetti- we were not going to limit that. Due to its size, we envision it to be more marketable for an older audience.

B. Cole- it could also be for the younger generation too as more are not wanting to have children and more want less maintenance.

S. Gilbert- I like the concept, although I challenge your point on the housing piece as SNHPC has reported that Hooksett remains on pace and is appropriately house for where we are, and then my other challenge is that we only have so much commercial space especially on the waterfront. The wedding venue was a brilliant idea, and it is too bad that you cannot find a tenant.

K. Scarpetti- we tried for months marketing it.

M. Somers- I think it should be re-zoned as well.

89

90 **OTHER BUSINESS**

91 **Town Planner Updates**

92 G. McGregor- I included info about Dominos in the meeting packet, as I found there was no
93 actual time limit put on the Hooksett decision, however if they are not going to build the 2nd
94 building then they need to remove it from their site plan. We can send out Dana and ask them.

95 M. Somers- they came back right after the pandemic, and they asked for a staggered timeline
96 as the building costs had skyrocketed and they wanted to build the 1st building to establish a
97 cash flow then work on the next building.

98 G. McGregor- their plans have been signed so the only extension would be on time limits if they
99 had been established.

100 G. McGregor- Big Kahuna's at 1558 Hooksett Road is under new ownership. The reviews have
101 been for changes of ownership vs changes of use, we did get a change of use for an eye doctor
102 that is taking over a retail space on a lot that is on the corner of Thames Road and Hooksett
103 Road.

104 **Master Plan Objectives and Implementation Matrix Review**

105 G. McGregor- the goals that are listed are the ones that the PB is responsible for. I think it
106 would be a good idea for the group to work on these goals as small individual groups or even as
107 individuals. You could form a subcommittee of 3 or less if you like. It is broken up into a few
108 categories and I can draft letters and send them out to those committees that we need to work
109 with to make it more manageable.

110 Discussion was had on how to proceed with the Master Plan Objectives and Implementation
111 Matrix Review and staying on task and being proactive in assigning tasks and what tools to use
112 to stay on task and assign duties.

113 **ADJOURNMENT**

114 ***S. Gilbert motioned to adjourn; Seconded by J. Williams.***
115 ***Vote carried unanimously.***

116
117 Respectfully submitted,
118 ***Alicia Jipson***

119
120 Alicia Jipson
121 Recording Clerk