

MINUTES

HOOKSETT PLANNING BOARD MEETING

HOOKSETT TOWN HALL CHAMBERS (Room 105)

35 Main Street

Monday, February 3, 2025

5:00 PM

MEETING CALLED TO ORDER AT 6:00 PM

PROOF OF POSTING provided by Chris Stelmach (Chairman).

PLEDGE OF ALLEGIANCE

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

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

ABSENT: Paul Scarpetti, Robert Duhaime.

APPROVAL OF MINUTES

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

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

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

Vote carried unanimously.

CONCEPT DISCUSSION –

1. **35 Edgewater Drive LLC**
Map 5 Lot 54
35 Edgewater Drive
 - Concept discussion for residential site plan 7-unit 55+ development in the Commercial Zoning district.

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

45 Brent Cole with Granite Engineering and Ken Scarpetti
46
47 B. Cole- prior to 2002 this property was a junk yard, the buildings have since been taken down.
48 The Scarpetti's cleaned up the land and it remains in a vacant state. In 2022 we received
49 approval from the PB Board and the ZBA to construct a wedding venue. In pursuing a tenant for
50 a wedding venue, it has become apparent that it is not realistic to move forward with a
51 wedding venue. We are thinking about switching to a residential prototype here instead. What
52 we are proposing along the river is 7 smaller cottage style houses. They are 1,000 ft and 1,200ft
53 gross. 2-story with a 1 car garage, and across the street we have accessory parking. The major
54 reason for providing this project is we are looking at providing something more affordable.
55 There would be 2 wells drilled on site. Each cottage would get its own septic system across the
56 street. There will be many variances that we will need to apply for. Each unit will have access to
57 the existing boat launch that is there. We are seeing this cottage style being brought forward in
58 Bedford as well. The state is on board with this, and we think this will fit in nicely in Hooksett.
59
60 J. Sullivan- If the ZBA allows this, I would like this idea. If they make a variance, I will make the
61 recommendation to make a full zoning change to this area so that residential can be allowed in
62 the commercial.
63
64 M. Somers- the elevation from the road to the house, is it 3-4 ft higher or is it flat? Will the
65 crawl space be 5ft? So, there will not be any flooding?
66
67 K. Scarpetti- the crawl space will be for access to the utilities and a frost barrier.
68
69 B. Cole- the area is a studied area, and we do have a few feet above the 100-year flood area.
70 They would all have one central river access. There is an existing boat ramp that we would be
71 utilizing. These would be an HOA with rules and regulations.
72
73 D. Russel- what is your target audience age wise?
74
75 K. Scarpetti- we were not going to limit that. Due to its size, we envision it to be more
76 marketable for an older audience.
77
78 B. Cole- it could also be for the younger generation too as more are not wanting to have
79 children and more want less maintenance.
80
81 S. Gilbert- I like the concept, although I challenge your point on the housing piece as SNHPC has
82 reported that Hooksett remains on pace and is appropriately house for where we are, and then
83 my other challenge is that we only have so much commercial space especially on the
84 waterfront. The wedding venue was a brilliant idea, and it is too bad that you cannot find a
85 tenant.
86 K. Scarpetti- we tried for months marketing it.
87
88 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