

**Official**

**HOOKSETT PLANNING BOARD MEETING  
HOOKSETT TOWN HALL CHAMBERS (Room 105)  
35 Main Street  
Monday, January 7, 2019**

**MEETING CALLED TO ORDER AT 6:00 P.M.**

**PLEDGE OF ALLEGIANCE**

**INTRODUCE MEMBERS OF THE BOARD**

**PRESENT: Dick Marshall (Chairman), Tom Walsh (Vice-Chairman), Tom Prasol, and Robert Duhaime (Town Council Rep.)**

**ALTERNATES: Matt Reed**

**EXCUSED: P. Scarpetti, Christopher Stelmach (Alternate), David Boutin (Alternate), D. Winterton (Town Council Rep.)**

**STAFF: Nicholas Williams (Town Planner)**

**APPROVAL OF MINUTES OF DECEMBER 17<sup>h</sup>, 2018**

**December 17, 2018 Meeting – T. Prasol motioned to approve the minutes of the December 17, 2018 meeting. Seconded by T. Walsh. R. Duhaime due to not being in attendance at the December 17, 2018 meeting. Motion carried unanimously.**

**COMPLETENESS REVIEW AND PUBLIC HEARING**

- 1. OSBORNE’S AGWAY #18-15  
1220 & 1224 Hooksett Road, Map 34, Lots 29 & 30-3  
Office space and Farm and Garden Center**

Open Public Hearing

D. Marshall: There have been concerns that have arisen and the applicant asked to continue until the February 4, 2019 Planning Board meeting.

T. Walsh: Has there been progress made in addressing the engineers comments?

N. Williams: They have addressed most of the items. Outstanding items include waiting for rendering of signage, the parking lot, and wetlands near the property.

R. Duhaime: The plans do not show a reduction in size.

D. Marshall: We will address that at the next meeting.

***T. Prasol motioned to continue Osborne's Agway #18-15, 1220 & 1224 Hooksett Road, Map 34, Lots 29 & 30-3 until the February 4, 2019 Planning Board meeting. Seconded by T. Walsh. Motion carried unanimously.***

This is notice to the abutters that the meeting will be continued until February 4, 2019.

### **BUSINESS OCCUPANCY**

**None.**

### **BOARD DISCUSSION**

D. Marshall: Regarding the Zoning Ordinance the Planning Board never had a chance to review the proposals. I would like to suggest that staff prepare a proposal for Planning Board discussion, and a workshop be held at one of our meetings, so that we could be prepared to make a proposal to the voters at the time of town voting in 2020.

Discussion ensued regarding Planning Board procedure on when action should be taken on waivers and plan completeness.

Discussion ensued on the ability of the Zoning Board of Adjustment to grant variances for uses in an area those uses are not zoned for. It was suggested to have a meeting with the Town Attorney regarding this issue.

### **OTHER BUSINESS**

#### **1. NOTICE OF MERGER**

##### **Potential Properties**

##### **Rowe's Corner Lane, Map 15, Lots 72 & 72-1**

N. Williams: This will be Lot Number 72.

The Board requested to see a map of the merger area.

***R. Duhaime motioned to table the Notice of Merger for Potential Properties, Rowe's Corner Lane, Map 15, Lots 72 & 72-1 until the February 4, 2019 Planning Board meeting. Seconded by T. Prasol. Motion carried unanimously.***

Nicholas Williams drafted a letter from the Planning Board to the Town Council regarding Denise Grafton's membership on the Planning Board. It was brought to the Board's attention that she is no longer living in the Town of Hooksett and, therefore, cannot be a member of the Planning Board.

***T. Walsh motioned to send the letter to Town Council. Seconded by T. Prasol. Motion carried unanimously.***

**ADJOURNMENT**

*T. Prasol motioned to adjourn. Seconded by T. Walsh. **Motion carried unanimously.***

**The meeting was adjourned at 6:21 pm.**

**Respectfully submitted by,**

**AnnMarie White  
Recording Clerk**