

Official

**HOOKSETT PLANNING BOARD MEETING
HOOKSETT TOWN HALL CHAMBERS (Room 105)
35 Main Street
Monday, February 4, 2019**

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

PLEDGE OF ALLEGIANCE

INTRODUCE MEMBERS OF THE BOARD

PRESENT: D. Marshall (Chairman), T. Prasol, Christopher Stelmach, David Boutin, and Robert Duhaime (Town Council Rep.)

ALTERNATES: Matt Reed

EXCUSED: Tom Walsh (Vice-Chairman) and Paul Scarpetti

STAFF: Nicholas Williams (Town Planner) and Bruce Thomas (Town Engineer)

D. Marshall: M. Reed will be a voting member this evening.

APPROVAL OF MINUTES OF JANUARY 7, 2019

January 7, 2019 Meeting – T. Prasol motioned to approve the minutes of the January 7, 2019 meeting. Seconded by R. Duhaime. C. Stelmach and D. Boutin abstained due to not being at the January 7, 2019 meeting. Motion carried unanimously.

SPECIAL EXCEPTION

- 1. NICHOLAS GOLON, P.E., TF MORAN, INC.
NH Sports Domes
9 & 13 Benton Road, Map 30, Lots 1 & 2
A Special Exception is requested from Article 18 Section G.2. (a) of the Ordinance**

Nicholas Golon (TF Moran, Inc.): We are proposing a Sports Dome training facility with access directly to Benton Road. The special exception is for access only to the site.

Joel Hatin (President of NH Sports Dome): We are Hooksett based organization and are proposing a single turf field with a cover which would allow training for sports activities, year round, in a state of the art facility.

N. Golon: There are two wetland buffer items before the ZBA. The areas impacted are at the entrance. In order to site our driveway there are wetlands on both sides. The only location we have dry access is to the rear of the property and that is where the Sports Dome would be located. There are three areas of

impact totaling approximately 3,000 square feet as is shown on the plans dated 12/19/2018. We have located the paved driveway over the existing gravel driveway. All of the impacted areas would be replanted. The Conservation Commission approved a replanting plan. We are requesting the thoughts of the Planning Board.

N. Golon read the application into record.

D. Boutin: What are the defined pervious impacts?

N. Golon showed the quality and integrity of the current buffer which is topped by the existing gravel driveway.

N. Golon: We have found a fair amount of invasive species in this area. We would replant that buffer with more suitable species.

D. Boutin: What about numbers 9 and 10?

N. Golon: That is prime wetland and we are not touching any of those areas. We provided that for context. We are asking for a special exception for only the site access impact area. We requested Conservation Commissions input on the prime wetland.

D. Boutin: What is on the south side of that driveway?

N. Golon: Another wetland. In evaluating how best to site the driveway we had to choose which location would have the least impact. This location had the least impact and more invasive species.

D. Boutin: North of this site behind the shopping center, there is a big pond and wetlands.

N. Golon: There is a prime wetland there. Our site has a ridge line that follows the site driveway. We balanced our post development design to mimic what is there now.

R. Duhaime: Did you have to go to Lot 2 to stay away from the house?

N. Golon: Part of it yes.

R. Duhaime: There is a driveway on the other side where snow is currently being brought to. Will that area be reestablished and planted?

N. Golon: We are restoring any areas that we are grading. The intent is that the residential lot will remain. There is an existing utility pole and fire hydrant so we have shifted the driveway.

R. Duhaime: There is more of an impact to the east.

N. Golon: We have to stay clear of the area where federal funds being used. The way we have it now would be a safer design.

C. Stelmach: I heard someone say that house would be demolished.

N. Golon: With regard to what I will be submitting that home will remain.

D. Boutin motioned to send a letter to the ZBA recommending that they grant a special exception from Article 18 Section G.2. (a) of the Ordinance, for the reasons outlined, for NH Sports Domes, 9 & 13 Benton Road, Map 30, Lots 1 & 2. Seconded by T. Prasol.

R. Duhaime: The only thing that isn't showing is the height of the pad off of the wetlands. I am hoping to see the elevations the next time you come in. I would also like to see this building set as low as you can set it.

N. Golon: We will have a full submittal and detailed presentation for the Board the next time we come in.

Motion carried unanimously.

WAIVER REQUESTS, COMPLETENESS REVIEW, AND CONTINUED PUBLIC HEARING

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

N. Williams: The proposed development will consist of demolition of the current residential structure located at 1220 Hooksett Road and the subsequent construction of a 22,240 square foot farm and garden center. This will include a 1,920 square foot greenhouse, 2,000 square feet of plant storage area, 8,400 square feet of showroom, and 1,600 square feet of office space.

D. Marshall: The applicant has requested two waivers. The first is with regard to Site Plan Review Checklist Item #27 - Item 2.03.11 of the Development Regulations - Site Specific Soil Mapping, in reference to a plan presented by Fieldstone Land Consultants PLLC dated December 10, 2018 for property tax map(s) 34 and lot(s) 29 & 30-3 in the Town of Hooksett, NH. Per the waiver request, waiving the requirement for site specific soil mapping would not be contrary to the spirit and intent of the regulations because this site is previously disturbed as a house lot and later as when the Cinemagic access drive was constructed. The proposed development will be on municipal water and sewer and the applicant is proposing to utilize the existing detention basin on-site. For these reasons we respectfully request that the requirement for site specific soil mapping be waived.

D. Marshall: My concern is that the portion of the land located at the south edge of the driveway is always wet. What is causing that and how will it be addressed? If we grant a waiver we have no way of determining whether that soil is suitable.

Nathan Chamberlin (Fieldstone): We are planning to fill the wetland and pave over it. It is specified on the plan that there will be wetland impact.

N. Williams: It was my understanding that we would have updated plans tonight.

N. Chamberlin: We submitted this in December. We got the engineering comments, but have not addressed them yet. This area has always been slated for development. The owner of the theater objected to some of the storage areas. There was a lot of back and forth as to the impact of theater parking, therefore, addressing the comments was put on hold. We don't see any problem with addressing the comments. There will be a gated area and the only thing that will be accessible after hours will be the parking lot. The driveway proposal has not changed and meets DES requirements. DES recognizes this is a low value wetland and sees no problem.

D. Marshall: Does staff have any problems with granting the waiver?

N. Williams: We have no issues with it. The Conservation Commission did not respond to the waiver but they have comments on the wetland.

N. Chamberlin: There are no changes to the plan except for the storage areas for product and a stockade fence.

R. Duhaime: Could you please go over the grading and mitigation plan?

N. Chamberlin: There will be a partial mitigation. We will pay the fee and mitigate. We went to the Conservation Commission and wanted to pay the town, but they were not going to give us any relief so we are going to the state. The grading sheet has not changed since the initial submittal.

N. Chamberlin explained the mitigation and grading plan.

D. Boutin motioned to approve waiving the requirement of Site Plan Review Checklist Item #27 — Item 2.03.11 of the Development Regulations - Site Specific Soil Mapping for Osborne's Agway, #18-15, 1220 & 1224 Hooksett Road, Map 34, Lots 29 & 30-3. Seconded by R. Duhaime.

R. Duhaime: To clarify, the water from the parking lot will sheet to the front and around the side of the building?

N. Chamberlin: Correct.

Motion carried unanimously.

D. Marshall: The second waiver is with regard to Site Plan Checklist Item #49 – Part 1, Section 11.12(jj) - Interior Pond Slopes of the Development Regulations in reference to a plan presented by Fieldstone Land Consultants, PLLC dated December 10, 2018 for property tax map(s) 34 and lot(s) 29&30-3 in the Town of Hooksett, NH. Per the waiver request, the site is restricted by the existing development of the Cinemagic Driveway and parking area. There is an existing drainage swale that will be converted to a detention basin and a proposed, shallow infiltration basin. The side slopes of the existing swale are 3:1. These slopes will be maintained in the proposed design. There is limited space available for the infiltration basin. To construct the two basins within the allowable area, the basins need to be constructed with 3:1 side slopes instead of the required 4:1.

D. Boutin motioned to approve waiving the requirement of Item #49 – Part 1, Section 11.12(jj) - Interior Pond Slopes of the Development Regulations for Osborne’s Agway, #18-15, 1220 & 1224 Hooksett Road, Map 34, Lots 29 & 30-3. Seconded by R. Duhaime. Motion carried unanimously.

Discussion ensued regarding the site plan.

D. Boutin: We have a memorandum from the town engineer that addresses 31 items. Has the plan that you gave us addressed those items?

N. Chamberlin: Most are on the other sheet.

Discussion ensued on handicapped access and how to get to the site.

D. Boutin: Most of my questions stem from not being able to read your plans.

D. Marshall: Since the town engineers comments have not been addressed and we cannot read the plans, I am going to make a suggestion to continue this until our next meeting.

D. Boutin motioned to find the plans complete for office space and Farm and Garden Center for Osborne’s Agway, #18-15, 1220 & 1224 Hooksett Road, Map 34, Lots 29 & 30-3. Seconded by T. Praso. Motion carried unanimously.

D. Boutin motioned to continue the public hearing for Osborne’s Agway #18-15, 1220 & 1224 Hooksett Road, Map 34, Lots 29 & 30-3 until the next Planning Board meeting which will be held March 4, 2019. Seconded by R. Duhaime. Motion carried unanimously.

BUSINESS OCCUPANCY

None.

BOARD DISCUSSION

None.

OTHER BUSINESS

3. NOTICE OF MERGER

Potential Properties

Rowe’s Corner Lane, Map 15, Lots 72 & 72-1

The applicant is requesting the Board Chairman sign off on a voluntary lot merger. Please see the attached plan dated September 1, 2015 showing the property in question. Town records indicate that there is no Lot 72-1, however this is incorrect. The Town’s third party mapping service was unable to correctly map this at the time. Staff has verified with the registry that this is in fact a lot of record.

D. Marshall: What is the purpose of this?

N. Williams: To have frontage on one of the lots.

D. Boutin: Are there any problems with merging this?

N. Williams: It is a lot of record and there is no problem.

D. Boutin motioned to approve having the Board Chairman sign off on a voluntary lot merger for Potential Properties, Rowe's Corner Lane, Map 15, Lots 72 & 72-1. Seconded by T. Prasol. Motion carried unanimously.

ADJOURNMENT

D. Boutin motioned to adjourn. Seconded by C. Stelmach. Motion carried unanimously.

The meeting was adjourned at 7:23 pm.

Respectfully submitted by,

**AnnMarie White
Recording Clerk**