

**Official**

**HOOKSETT PLANNING BOARD MEETING  
HOOKSETT TOWN HALL CHAMBERS (Room 105)  
35 Main Street  
Monday, April 1, 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), T. Prasol, David Boutin, Christopher Stelmach, and Robert Duhaime (Town Council Rep.)

**ALTERNATES:** Matt Reed

**EXCUSED:** P. Scarpetti

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

**APPROVAL OF MINUTES OF MARCH 4, 2019 and MARCH 18<sup>th</sup>, 2019**

**March 4, 2019 Meeting** – *D. Boutin motioned to remove the March 4, 2019 Planning Board minutes from the table. Seconded by T. Walsh. Motion carried unanimously with a vote of 7-0.*

**T. Walsh:** Changes were requested by me by going through the recordings. The corrections look fine to me.

*D. Boutin motioned to approve the minutes of the March 4, 2019 meeting. Seconded by T. Walsh. P. Scarpetti abstained due to not being in attendance at the March 4, 2019 meeting. Motion carried unanimously with a vote of 7-0.*

**March 18, 2019 Meeting** – *D. Boutin motioned to approve the minutes of the March 18, 2019 meeting with one amendment. Seconded by T. Prasol. Motion carried unanimously with a vote of 7-0.*

**DISCUSSION**

- 1. ALDEN BEAUCHEMIN  
487 West River Road, Map 5, Lots 49 & 53  
Conceptual plan for Restaurant, Tavern & Event Center**

**Robert Duhaime stepped down.**

Alden Beauchemin: Robert Duhaime has owned this property for some time. There is an old house at the end of Pine Street. The porch is physically in the state right away and it has been hit several times. Anything that happens to development in the neighborhood is a win. Rob tried to fix the house but is looking at potentially selling it. We have potential buyers but they are not sure something like this could happen in this site. We are proposing a new foundation. The main portion of the original house would get moved back and in compliance with set-backs, out of the road right-of-way. The main structure was built in 1794 and has post and beam construction with the original pegs and Indian shutters built into the window frames. The house looks bad but is actually a jewel. Structurally it is very well built. We are proposing add a two story barn for events and extra seating. The house would have two stories for a restaurant, a new basement area for refrigeration and a commercial kitchen. The barn addition would be two stories with a full basement and possible tavern for a total of 9,000 sq. ft. We shown 95 parking spots; an upper parking lot, a parking lot in the middle of the property, and a lower parking lot. There is a second piece of land that goes with this on the river itself. It is two parcels for total of 3.8 acres with 740 ft. of frontage along the river which has the potential for an outdoor bar or patio/gazebo overlooking the waterfall or boat dock or seating on a barge on the river. We wanted to put this on paper and run it by the Board to get some feedback. If we can show some support there are several developers that are serious about this project.

D. Boutin: Where the current structure is in the driveway, it aligns with Pine street?

A. Beauchemin: Yes.

D. Boutin: I would think DOT would want to see the entrance in a different place. It should be aligned so it becomes a T intersection. The barn would be two stories with a basement?

A. Beauchemin: Yes. The proposed barn.

D. Boutin: How many people would it seat?

A. Beauchemin: I would say a couple of hundred.

D. Boutin: The barn would have a basement with potential tavern use?

A. Beauchemin: Yes. There would be a walkout. It would be to the rear of the barn.

D. Boutin: How much seating capacity would that have? Is that part of the 200?

A. Beauchemin: Yes.

D. Boutin: I would suggest you put a table together of the square footage of the building areas of of the main building and the barn. The second story will be used as well?

A. Beauchemin: It may be another little tavern or cubby bar.

D. Boutin: I would like to see some definites. I don't know where your parking spaces equate with the building. I would like that clarified. It says below the barn you will have an outdoor deck with patio? How much seating will be there?

A. Beauchemin: Keep in mind this is all conceptual. I would say maybe 20 to 30 people outside.

D. Boutin: We don't have the luxury of going to look at this so I am asking the questions. On the northern end of the property, on the west side of Edgewater Drive you are showing a loading dock and handicapped parking?

A. Beauchemin: That is a parking area for handicapped that might access the lower dock/patio area.

D. Boutin: By the building, where most of the activity would be there is no handicapped parking. I think it would behoove you to do a detailed chart, and add to your handicapped parking. What do you mean by outdoor river seating. Would that have a bar?

A. Beauchemin: There would be a bar adjacent to it. Maybe a Tiki bar.

D. Boutin: How many people would be able to be there?

A. Beauchemin: Maybe 30.

D. Boutin: This will be on the river. Have you filed for state approval?

A. Beauchemin: This is all conceptual.

T. Walsh: Lot 49 is commercial. Is Lot 53 commercial?

A. Beauchemin: Yes.

D. Marshall: The plan mentions outdoor Temperance bar? Could you elaborate on that?

A. Beauchemin: I wanted to call it a Tiki bar. Kathy Northrup is excited about this. Temperance was a movement back in the 1930's and would tie it back in history. This was a tavern back in the 1900's and had a lot of historic value in town.

D. Marshall: You are coming here for just a discussion, but part of that discussion is us letting you know what you will need. This will require a detailed traffic study on how people will come in and out of this property considering the traffic situation on that road now. I would strongly suggest getting a firm that could do a traffic study.

D. Boutin: What will the seating be like at the Temperance bar? Those people need to be factored in. Will there be a structure?

A. Beauchemin: I see it as a Tiki bar. There would be some bar stools and outdoor seating with table and umbrellas.

D. Boutin: Will there be a gazebo where people sit.

A. Beauchemin: I am thinking a small gazebo with a few benches. There is a spectacular view of the waterfall and dam.

D. Boutin: Where this is on the waterfront do you need to get state approval?

A. Beauchemin: Shore land.

D. Boutin: You have a lot of moving parts that will have seating. I would suggest I think you need to clarify if the lower level of the barn will be a bar or restaurant.

A. Beauchemin: This would be low key.

D. Boutin: I assume our zoning ordinance would be different if there is bar seating and no food.

N. Williams: I would assume you would have to apply for a DES permit. I am not sure if there is some thing additional they need to do.

D. Boutin: How is the parking calculated?

N. Williams: It would be the full square footage based on a restaurant.

D. Boutin: What is Map 5, Lot 50 and Map 5, Lot 51.

A. Beauchemin: Those are abutters.

D. Boutin: If you are going to have a separate entrance to the barn, somewhere across the way should be considered handicapped because I don't know what the grade is. There should be handicapped on all levels. Will people park and walk?

A. Beauchemin: We picture a pedestrian walkway.

D. Marshall: There is a lot of detail work that needs to be done if you proceed.

R. Duhaime: The property along the river is mostly ledge. There will be no impact directly to the river. There are two culverts on the state highway. There is a headwall on the property that is in process of failing that the state will have to fix. There are some pipes and drainage issues. If we do move forward with the driveway permit it would be amicable because the state mandated to the towns improvements on water treatment coming off state highways and for town highways every culvert has a study on it and it will be inventoried. All of the towns in NH have had it. Right now the state of NH is taking the water from Rt. 3A and diverting it into the river which is untreated. We would tie in any improvement on this property with helping the state treating the water from the state highways. I hope it doesn't hold up the plans but it is something that we will provide more detail on as we move forward.

A. Beauchemin: As far as use, it is a commercially zoned site. Some people want to tear it down, but I don't want to do that. I see this as a complement to the town as opposed to a Dunkin Donuts or condos.

D. Marshall: The preference of the Board doesn't matter. It is who gets there first and meets the requirements.

R. Duhaime returned.

## **PUBLIC HEARING**

### **2. NHSD HOLDINGS, LLC #18-18 13 Benton Road, Map 30, Lots 1&2 Site plan for a sports dome complex**

#### Open public hearing.

D. Marshall: The plan was found complete at the last meeting. This is the public hearing. I would suggest that here be a spokesperson for each group, however, if not, each person in the audience is entitled to speak and ask questions.

N. Golon (TF Moran): Here with me are from the NH SportsDome Indoor Training Facility Team, Joel Hatin and Frank Lazaro, representing the owner, Joyland Associates, the Singer Family of Merchant's Auto, Michael Sydney, and also our air supported structure specialist Jason Abbott, from The Farley Group, who flew in from Canada this morning. Joel will give the overview of what this project is and their vision. We have a powerpoint regarding what the structure will look like as well as a hand-out. I will walk you through our existing conditions plan and the layout of the facility as it relates to that, talk about our utilities, landscaping, traffic, and the review comments that we received from the Town Engineer.

Joel Hatin (NH Sportsdome): This is a Hooksett resident based owned business with a Hooksett based executive management team. We are proposing to build a state of the art training facility that would have a single field with an air supported structure over it that would offer year round training for our towns athletes. There are over 1200 such facilities like the one we are proposing in North America. Athletes and teams looking to practice various sports that are played on grass will have the opportunity to use this elite facility. We are trying to take the needs of athletes and the community to give them an opportunity to stay local and train all year close to home. There is no other facility in the state like this one.

N. Golon: This is a Hooksett based company looking to build this brand.

N. Golon showed slides on what the facility and clubhouse would look like.

N. Golon: This is a training facility and, from the slides, you could see not a lot people are watching the athlete's practicing. This facility is not intended for that.

N. Golon described the site plan in detail, described how the site was laid out within the confines, the snow storage areas, proposed parking and signage, and stormwater and drainage plan. He stated that the residential property that is currently being rented would remain. Mr. Golon also described the utility plan in detail as well as the results of the traffic study and the meaning of traffic levels. He also explained the structure of the building.

C. Stelmach: I think this whole thing is great but not in that area. You are going to have additional traffic. It is not for a crowd of people, but it is one more driveway to contend with. What is the material made of? If it caught fire is there any fire suppression?

N. Golon: We have a stamped traffic report from our professionals that was submitted to DOT. It also shows we would be providing an improvement at that intersection and there are no concerns.

Jason Abbott (The Farley Group): The fabric is PVC acrylic coated material. For permitting we would submit all of the documentation and specs on the material. The structure meets the NFPA 701. It doesn't support combustion and has an under two second flame out. There is no fire suppression system.

C. Stelmach: If there is snow will the structure collapse?

J. Abbott: The structures are designed to shed snow, not support it.

C. Stelmach: Is there a generator?

J. Abbott: We provide a life safety generator which is above what the code requires.

C. Stelmach: What will be done as far as salt in the winter?

N. Golon: Only the areas that need to be salted will be salted. A snow removal company will be hired to meet the required credentials in perpetuity.

T. Walsh: With all of the sand and gravel pits and other locations in Hooksett, how did you find this location? As far as lighting, will there be an spillover? Will the structure glow?

J. Abbott: It can be translucent. The owners chose to go with an opaque structure due to the area. Whatever lighting would be on the property is in the site plan.

T. Walsh: What are the average tree heights in that area?

N. Golon: There is a fair mix. On the day of the site walk there were no leaves on any trees. You could not see the neighbors. All you could see was the trees. We looked at the height elevation of Benton Road vs. the slab. We have sunken it due to the topography. This will be more than 20 ft. down from Benton Road. You will see it from Hooksett Road. Due to the curvature it is less intrusive.

T. Walsh: This is a unique location due to it being in a residential neighborhood. The book you gave us has structures that are all in commercial districts. What is the noise level?

J. Abbott: I believe that at 10' away it is like wrestling leaves and 15' away you can have a normal conversation. The noise spillover is not great. Inside the decibel level is equivalent to that of a train station. We can provide noise levels.

N. Golon: From where the facility is located it is 120' to the westerly property line which is Manchester Sand and Gravel, to the east is about 200 to 250 linear feet, on the back side of the structure in relation to a residential structure would be 800' and that will travel through the dome as well as existing trees.

T. Walsh: I think having that information is important. During the night when things are still you can hear things for miles. I would like that information..

D. Boutin: What is the traffic rating in the area of Benton Road and the site driveway?

N. Golon: When looking at scenarios we have a no build which is what is happening now, a build which would be adding the traffic with this development, and a projection of what would happen in 10 years with a build and no build. When looking at Benton Road and the site driveway a no build cannot be done because there is currently no site driveway. A build would operate at a Level A during the am, pm and Saturday peak. Looking at the 2029 build out it still operates as a Level A for the am, pm, and Saturday peak. Looking at the Martins Ferry Road intersection and Benton road it operates at A's and B's across the board. The intersection of Hooksett Road and Benton Road for the am peak in the no build and build scenario we are at Level B. In the 2029 we are also at a Level B. The am peak hour is essentially unaffected. During the pm peak, during the no build we are at a Level C. Under the present day build we are at a Level C. Moving forward to 2029 moves to a Level D. What is important to look at is what the 2029 no build would be and that is a Level D as well. The Saturday peak currently for a no build and build is a Level C and for a build and no build for 2029 stays at a Level C. The traffic associated with this facility would not have a detrimental affect at that intersection during the pm hour.

R. Duhaime stepped down.

D. Boutin: I cannot find anything in the book you provided to us that is comparable to this. Those sites are not in residential areas. This is a unique site. Is this strictly a training facility or will there be games? How will the facility be used and when will it be used?

R. Duhaime returned.

J. Hatin: This is a full size field. The configuration allows it to be rented in halves. During the weeks and on weekends it will be primarily used for training. The kids will be in there for several hours. The teams may scrimmage each other. The usage will be higher after hours and on weekends.

D. Boutin: It is strictly a training facility?

J. Hatin: Our plan is to be a training facility but it is a rental model. If the middle school wanted to rent it for a game, as opposed to their field, they could.

D. Marshall: Is it your intent to rent this out to SNHU?

J. Hatin: Possibly during the day? We would talk to them. We want to rent it to Unified Sports as well. Cawley Middle School held their lacrosse tryouts in the parking lot with gravel because the field was not ready. They could have used this facility for that.

D. Boutin: What would the hours be?

J. Hatin: From 8:00 am on Saturday and Sunday mornings. Some adults may use it until 11:00 pm. It depends on who wants to rent the facility.

D. Boutin: Will there be a situation where there will be an overlap with parking?

N. Golon: No. We have proposed a surplus of parking spots.

D. Boutin: How is this structure rated in terms of a hurricane or high impact winds.

J. Abbott: We design the structures to the potential impact exposure based on the building code and location.

T. Walsh stepped down.

D. Boutin: What would your concessions be?

N. Golon: Just vending machines.

D. Boutin: Please put that on the plans. On the utility plan, in the southeast corner of the parking lot, it looks like you have some kind of a grid. Is that the septic system?

N. Golon: Yes.

D. Boutin: Have you had that approved by the state ?

N. Golon: It has been submitted to the state for approval. We are waiting for Alteration of Terrain to approve the project. The state won't approve the septic until the AOT is approved. That is the pending item. If you flip to the rear of the plan there are blowups of that providing additional detail.

D. Boutin: Have you provided that information to the Town Engineer of what you believe will be peak capacity?

N. Golon: Relative to how the system is designed, yes.

N. Williams: The Code Enforcement Officer will have to sign off on that.

N. Golon: He already has and it has been provided to the state.



D. Boutin: We need to see that.

N. Golon: That is an internal item.

D. Boutin: You need to submit it to the Board. They don't work for you.

N. Golon: You would like to see a copy of Matt's signoff on the septic?

D. Boutin: I want to make sure what the peak capacity of the system is and that it's been filed for approval. I want to make sure it is designed for maximum capacity for this facility. As far as the structure itself, where would the water for a 100 year storm go?

N. Golon: Directly to our stormwater management system.

T. Walsh returned.

D. Boutin: Is the fire access drive for people who drop off?

N. Golon: No.

D. Boutin:

N. Golon described Sheet 8 of the stormwater management plan in detail.

D. Boutin: Have you spoken to Manchester Sand and Gravel about this?

N. Golon: Yes.

D. Boutin: I would like to have a letter from Manchester Sand and Gravel.

N. Golon: That is not in your regulations.

D. Boutin: We as a Board can ask for whatever we want. Will part of the sign be digital?

N. Golon: No.

D. Boutin: I would be useful for this Board to see a photo simulation like we do with cell towers.

N. Golon: That is a great point and one that we have had an in depth discussed that with that with Zoning and Conservation. Due to the height of the trees and the canopy that is there there is no opportunity to fly the balloon because it instantly pops. We had a similar scenario where we did a tower structure for Eversource and we were replacing the balloon every hour.

D. Boutin: I was in this business for a number of years and flew a lot of balloons in a lot of different environments in the New England region and I find your argument rather shallow and expect to see the results of a balloon test at the next meeting.

N. Golon: Mr. Chairman, what is presently being requested is not something that is able to be provided. I understand the desire for it, but is there another way we could also meet what you are looking for relative to trying to show the height of the structure in relationship to its surroundings. A balloon test is not going to be possible for this site without clearing the trees in the immediate vicinity.

D. Boutin: You can do photos and superimpose the structure.

N. Golon: From that standpoint, we have also discussed that with the Zoning Board. Due to its location, recessed 20 to 25' down from Benton Road with the existing tree line you can't see if from Benton Road. You will just see a photo of the existing site.

D. Boutin: Then your photo simulation will show that and it will be abundantly clear.

N. Golon: It will just be a photo of the existing site.

D. Boutin: If that's what it is then that's what it is, but at least the visibility of the structure will be clear. I can assure you that many of the people in the audience would like to see that. I would also like to see a photometric plan.

N. Golon: We have provided that on Sheet L1.

N. Golon explained the lighting plan on Sheet L1.

D. Boutin stepped down.

R. Duhaime: These are all underground utilities?

N. Golon: Yes.

R. Duhaime: As far as the leach field, why wasn't that located on the north side? Why put it under the parking lot?

N. Golon: Relative to the nitrate setbacks, those are defined best by the outer ring located around our septic field. There are setbacks from groundwater vertically and horizontally relative to wetlands, property lines, water levels, and you can see how that precisely fits in with our site. This is the best location for this site and if there is ever an issue we want to make sure it can be accessed quickly.

R. Duhaime: Why leave the residential unit there? Benton Road is a narrow road, years ago we had hoped to put a sidewalk due to some issues of right-of-ways and telephone poles, that sidewalk wasn't installed. There was also a debate of which side of the road it would go on. I like where you put the sign. At the end of the driveway when you have this curve and look at the elevations, a car will pop up and level off. This is a narrow road with a traffic issue. If SNHU does rent this, people will go back and forth. I don't understand why the road would not be widened with turn lanes and making it flatter and more accessible as far as removing that house. Why leave the house at all?

N. Golon: It is existing rental property. There is nothing in the Zoning Ordinance that precludes them from having it so it is being left as part of the project. The driveway is designed in accordance with the town regulations as well as best engineering practices. It follows the natural topography of the land such that we can minimize environmental impacts to the adjacent wetland. It also comes back up and above Benton Road to improve those site lines. We are trying to create the best conditions such that when someone does approach that intersection with Benton Road they have good site line in all directions. As far as vehicles turning into the facility, you mentioned the need for turn lanes. Our traffic impact and access study says those offsite mitigations are not required and not needed. The volumes of traffic don't require it, so therefore those improvements are not being proposed.

R. Duhaime: This a great presentation but is this the correct location. You are impacting a neighborhood. When you come to the top of the driveway there will be headlights at night. If that house was removed you could buffer that neighbor to the south.

D. Boutin returned.

N. Golon: There is no better buffer than that home. We are providing our driveway, our landscape buffer in accordance with the Zoning Ordinance, the residential buffer, another home, and then an abutter. I don't think it would be an improvement to remove that home to benefit the abutting property. We have located that driveway appropriately.

R. Duhaime: Steve Pernaw taught me about traffic funneling. That is the kind of thing with Benton Road. You can put a sign up that says no right hand turn but people will take a right hand turn.

N. Golon: We are not proposing any restrictions on turning movements.

R. Duhaime: People will take chances on that road. I think it is a difficult exit. I think the headlights coming and going at night will impact the homes of the residents. You have a residential home on your property. Someone will be living there.

N. Golon: And they will know there is an indoor sports facility on that property when they rent it.

N. Golon recapped the points that were discussed.

R. Duhaime: The least amount of impact to this neighborhood is better.

N. Golon: Jeff Hatin is also a resident.

R. Duhaime: Hooksett has a lot of industrial uses so there could be another location.

N. Golon: This location is zoned for this use. It is zoned PZ.

T. Prasol: How long is the driveway?

N. Golon: From beginning to the parking lot we have a length of 750'. To the very back of the structure it is approximately 1100'.

D. Boutin: Where the driveway comes out to Benton Road, is that directly across the street from that home?

N. Golon: It is offset.

T. Prasol stepped down.

D. Boutin: The lights of people driving out will not shine on the house?

N. Golon: No.

N. Golon showed the location on a google map.

T. Prasol returned.

Rhys Llewellyn (33 Benton Road): I am a 50 year resident of Benton Road. There has been some confusion about who is in charge of what in terms of conservation and wetlands. We have questions and concerns and things I hope you guys will get answers for. As far as the conservation situation, this is going to be the last major forested land left in Hooksett from the Merrimack River, except for the closed fire road and the railroad track. The project will cause a major disruption to the existing deer herd and coyote population and most likely will mean the resident bears and other creatures living there will move closer to area homes due to this project. The entire project is surrounded by wetlands. What will happen with all that treated snow and the chemicals they will use to clean the unit and playing field. We have not heard an answer to what those chemicals will do to the septic tank and leach field. That septic tank and leach field is right next to wetlands and is going to leach into the wetlands as far as I can determine. The Clubhouse was only mentioned at the last meeting. We never heard about it before. We don't know anything about the bathrooms. As far as the traffic, one of the neighbors has recently contacted the person in charge of District 5 DOT. He has a big interest in this and believes it will greatly impact the Hooksett Road intersection. He is the one who will work with permits on this. There has been a traffic study done but whoever did that study must have done it at midnight on a Sunday night because if you live on Benton Road it doesn't even come close to what was shown on the traffic study. DOT has not been contacted regarding this problem. If this project is going to be viable, it will not just depend on Hooksett kids. Out of town kids will be coming from both directions with their parents in their cars. Benton Road is a very narrow road with no sidewalks. The last study done, that I am aware of was 10 years ago and that was 2,000 cars. Hooksett has grown tremendously since then. Now it is more like 3,000 cars per day, school buses who don't go less than 40 mph down that road, SNHU traffic, shortcuts to Manchester and from people doing business in Hooksett. That is five days per week. With the addition of the traffic on the weekends with this project there will be even more. The speed limit on Benton Road is a joke. Residents take their lives in their hands now getting their mail, putting out the garbage, and trying to get in and out of their driveways now. People will see that the intersection of Hooksett Road and Benton Road is so bad they will go down Benton Road. The proposed site plan calls for 100 spaces to park. Benton Road already had six businesses. Most people already go down Benton Road instead of Hooksett Road. I urge the Planning Board to disapprove this proposal in its entirety.

Jeffrey Ingalls (29 Benton Road): I first thought the dome was a metal structure. Now I am more concerned. Does that mean the plow drivers have to be trained on how to plow around it so it doesn't clip it? I have not heard where Merchant's will be putting their snow. They currently use where they used to put snow, but they put lower amounts there. I would like to know the noise level for the pump and generator. If this generator can run for days on end I would like to know if I have to listen to it for days on end.

D. Boutin: They are going to be providing that information to us.

J. Ingalls: How far back will they cut the heights for those trees? Will a tree fall on the dome? The visibility from Benton Road has been brought up a lot. I would to know the visibility from a 360 degree angle. Is the dome a glossy finish or a matte finish? Will the structure reflect the lights off of the dome? I thought the plan was to drain into the catch basin. That would be mean the road water would be over the septic tank and the well. The applicants keep saying there is a need for this. Who is asking for this? If this is for people outside of Hooksett they can they build it outside of Hooksett? I would like the demographics of this. They said people will be coming and going throughout the day. This is a candidate for a bunch of people showing up and leaving at the same time. That will be the traffic pattern. I don't see how the traffic will be split up.

Andy Janosz (39 Main Street): There will be noise pollution. No matter if it is a high tone or low tone it will be a pain in the butt. The City of Manchester had to rebuild all of the houses due to the airport. If you approve this I hope you put up some kind of a bond so that problem can be solved.

Karin Goyette (17 Benton Road): I have lived on Benton Rd. for eight years. Twenty three years ago Merchants applied for a variance, then for a parking lot. We said no and the town said no. I am curious as to why it is being considered again. As far as the operating hours, I know some people go to training facilities and the hours are 6:00 am to 12:00 pm and there will be lights and cars. The Conservation Commission approved the previous plans and not these. The previous plans did not include a club house but these do. When was a traffic study done? We have not heard about it or seen a black cable on the road.

N. Golon: A strip is no longer used. We use video monitors now. There would have been cameras hung. It allows for a more accurate study. This was done January 31, 2019 from 7:00 to 9:00 am and 4:00 to 6:00 pm, Saturday, February 2 from 11:00 am to 1:00 pm at the requested intersection. The peak hours at the signalized intersection begin at 7:15 am and 4:00 pm on weekdays and 11:45 am on the weekend. We use a traffic counter that evaluates those intersections at the appropriate times. That data was collected in accordance with good engineering practices, the town regulations, and the New Hampshire Department of Traffic. The chief engineer signs off on it. The counter was put on Benton Road and Hooksett Road and Benton Road and Martins Ferry Road. The plan that was represented to the Conservation Commission has not changed. It is consistent and showed a club house and plantings.

K. Goyette: It would be nice to know what reasonable hours of operation would be.

D. Marshall: We heard 8:00 am to 11:00 pm.

K. Goyette: People will need to clear out. I am thinking it would be more like 7:00 am to midnight.

David Cote (26 Benton Road): I am already having some water issues. I am concerned they will be forced to put the snow behind my house. I am on the backside of the Merchant's lot.

Susan Marden (28 Benton Road): I have been in contact with several members of DOT and no one has any copies of this project. Mr. Bill O'Donnell would like to see this.

D. Marshall: This is not a state driveway permit; this is a town driveway permit. The same rules apply for the town and the state.

S. Marden: He wants to see them because this would impact Hooksett Road. There are questions as to the 750 ft. driveway. Is there is a true permit on that driveway?

D. Boutin: It is on the site plan.

S. Marden: It was commented that utilities will connect into the existing utilities on Benton Road. Will impact our electric greatly in the summer when all of the air conditioners are running. Should the business dissolve does the town have anything put in place as to what would happen to that land. At the first meeting they said there would be no clubhouse. If this is approved is there anything that can be put in writing that this can only be used for training? There are several other facilities like this throughout the state.

D. Boutin: If this Board approves this it will be strictly limited to a training facility.

Matthew Bouchard (14 Farrwood Drive): I am in support of the facility. I have coached the Cawley baseball team and currently run a travel baseball program. We currently spend 40,000 to 50,000 a year to train our athletes at other facilities. I struggle with using the indoor facilities at the Cawley gym and we are not able to get into a facility big enough to through a baseball 90'. We see more and more young athletes leaving the area due to facilities like this and that loses revenue for NH.

D. Boutin: If this were to be approved, this would be a training facility only.

M. Bouchard: We spent \$48,000 this winter for training only in other facilities and they still don't have the space to throw a ball to train.

D. Boutin: That is part of living in New England.

M. Bouchard: That is why we support a facility like this.

Johnny Wood (8 Seasons Drive): I have brought up two kids in Hooksett. I am hoping if this gets approved my daughter can use it. As far as what I see being built around here, a vape shop goes up right away. Something like that could be built here and I see this as a better use.

N. Williams read an email into the record from David and Maura Ryan, dated April 1, 2019, subject Hooksett Sports Dome: Good evening Nick. Thank you for agreeing to read our message into the minutes of the April 1, 2019 Planning Board meeting. Maura and I wish to express our support for the

construction and operation of an indoor athletic training facility at 13 Benton Road. While we both understand the impact such an operation will have on traffic and conservation efforts, we believe those obstacles are more readily remedied than our current shortage of safe and secure facilities for Hooksett's youth and their growth and development. Further, we believe that a properly operated program such as the one being proposed by the NH Sports Dome organizers will be a benefit for all citizens, young and old, when merely forecasting the potential tax impact. Hooksett has long faced a lack of proper space for physical fitness activities and recreational sports. Underhill, Memorial, and Cawley are currently overused due to the high demand from HYAA and area club teams, while outside groups, and full fee rentals are squeezed out due to priority. This places an undue burden on the budget as additional maintenance and repair is required to keep the facilities up to par with the state's Department of Education minimum standards for school facility approval. The fees our youth teams pay for school gym time does not equal the cost of proper maintenance and repair, leaving the taxpayer to fund the difference in the school's operating budget. An indoor facility such as the NH Dome would permit most of the HYAA programs to move its operations out of the school gyms, reduce the wear and tear, and permit more community use of the gym space as it deems appropriate. As educators for over 20 years, my wife and I have worked with thousands of children who fail to have ample outside activities and role models to help shape their direction. We have always struggled with finding enough space for healthy student activities to take place, more community events to be offered for children, and more connections to be made with positive role models. While we are not naive to believe this project is the panacea, we do believe it would have a significant impact on how we can address a growing issue of apathetic or otherwise disengaged youth. Our town recently voted for the third time to not create a recreation director position. Establishing the position without affording the necessary budget or space for the director to succeed did not make sense, so it did not pass. While we do not claim to know the model or operations plan of the organization, we suspect the NH Dome organizers will be considering how to involve Hooksett citizens as well as youth athletic teams in its activities. I imagine the business model calls for different market revenue streams based on the seasons. This sounds like a terrific opportunity for a director of community recreation to be privately funded through the NH Dome and used to engage all of our taxpayers in wellness, children to senior citizens. We apologize for not being able to attend this evening but are very happy to attend future meetings if schedules permit. Thank you for reading this message into the minutes.

D. Marshall: There are issues that need to be further addressed. If the Board wants to wait to make a decision until those issues are addressed I see no reason to end the public hearing and suggest keeping it open for questions and comments. However, that is a decision for the Planning Board to make. I am only drawing an observation based on what I have heard.

D. Boutin: It seems to come down to five issues. 1) Hours of operation need to be put on their plan; 2) There needs to be a note on the plan that the dome is limited to training use only; 3) The plans with the clubhouse and how many bathrooms; 4) The cleaning of the field in terms of chemicals and if they would be running into the wetlands; 5) The decibel level; 6) The visibility.

N. Golon: There were 24 issues by the Town Engineer and they have all been resolved.

***D. Boutin motioned to close the public hearing. Seconded by T. Prasol.***

R. Duhaime: I would not see the point of closing the hearing with so many outstanding issues.

C. Stelmach: I would like to see it kept open.

M. Reed: I would like to see it kept opened.

D. Boutin: I think it is unusual for the Board to take this step but I understand.

### **Roll Call**

**D. Boutin - Yes**

**T. Prasol - Yes**

**R. Duhaime: No**

**D. Marshall: No**

**T. Walsh: No**

**C. Stelmach: No**

**M. Reed: No**

### **Motion denied by a vote of 5-2.**

D. Marshall: This item will appear on the April 15, 2019 agenda.

N. Golon: Prior to leaving this evening it would be helpful for us to have clarity on what the Board is exactly looking for us to resolve between now and the next meeting.

R. Duahime: The hours were 8:00 am to 11:00 pm?

N. Golon: The proposed hours of operation were on the traffic study. They would be weekdays 6:00 am to 11:00 pm and weekends 8:00 am to 11:00 pm.

D. Marshall: 6:00 in the morning? You are proposing to open a facility smack in the worst possible time on Benton Road?

N. Golon: I would not call it the worst time.

D. Marshall: You have to drive Benton Road to understand.

N. Golon: I am conveying the information to you. Would you prefer I come back in two weeks and say this? I am trying to provide all of the information. Relative the response I have just received from the Board and public I will review the hours with the ownership seeing that it has been raised as a concern.

Nick Golon agreed to provide the following at the next meeting:

Hours of operation

Decibel levels needs to be better documents and provided to the Board

Light spillage

Snow removal manual



Number of bathrooms

Additional details regarding cleaning of fields

Clarification as to use of the facility

Height of the facility in relation to everything else

R. Duhaime: Would there be showers?

N. Golon: No.

T. Walsh: It was suggested to have bonds for problems that could come up in the future such as lighting. When the plans do not show what is really going to happen it creates a problem.

N. Golon: If issues arise, the expectation would be to have things fixed due to the facility being part of the community.

D. Marshall: That would be an unusual performance bond and I am not sure if anyone would underwrite it.

N. Golon: I will see what I can do in addition to site lighting to make sure there is no light spillage on-to adjacent properties.

R. Duhaime: How often will the snow need to be cleared?

N. Golon: I am not sure that it will be different from any other building.

J. Abbott: The foundation comes out of the ground by about 12' inches and acts as a curb. As far as snow maintenance the dome sheds snow. We can share with you the criteria of when the snow needs to be cleared. There will always be maintenance to be clearing doors and such.

R. Duhaime: When you did your traffic study was it taken into account winter break for the college?

N. Golon: That was taken into account.

R. Duhaime: Do we want to bring this up with DOT for comments due to state highway impact.

D. Marshall: This driveway does not directly impact Benton Road and Route 3. Given the history of DOT it takes six months to get a reply. If this had access to a state highway we would be awaiting a driveway permit. We have a Town Engineer that is bound by the same rules as the state highway rules.

D. Boutin: I would like to see 360 degree photo simulations.

N. Golon: It is a tremendous job to do that and I need to make sure our client is willing to consume the cost.

T. Walsh: I am concerned with how this will look to the neighbors on Benton Road.

D. Boutin: I want to make sure this is a training facility only.

J. Hatin: Our intent is to not have shows. This is going to be an indoor training facility. I do want to extend the opportunity for indoor games if a field is flooded or for unified sports.

D. Boutin: You said training facility only. If you are going to have games this will expand. My note was training facility only. If you are going to have games you won't get my vote.

J. Abbott: A lot of times the town will limit it to a sports facility. My issue with "training" is if you have a scrimmage is that now a game? If you have teams that want to play as far as their training, how can you limit that.

D. Boutin: That is training. It is different if you are playing one school against another.

T. Prasol: I have no problem with games. You are talking about sports that are outside. There are no stands there.

D. Boutin: Once we open that door there will be games all year long. I can't have that.

Emma Libby (29 Benton Road): When I go to the gym there is always music blasting. Will there be music with the sound deflecting?

J. Abbott: There are no speakers. This is limited to sports.

M. Reed: What will happen with the snow removal that is on that property now?

Nicole Letendre (26 Benton Road): It is currently on the plan that they put their snow on our property. I have water melting onto my property until June. I worry that all of that snow will be put where it is supposed to go which is on the Master Plan and it will be going onto our property. Our sump pump runs 365 day a year now. There are a lot of water issues in the whole area.

N. Golon: Merchants is a separate owner on a separate piece of land. That should be addressed with them. I have gone over our snow removal and storage. We had said we would be using the Green Pro removal system. We are not proposing changes.

N. Letendre: There has been discussion about the zoning and where it is commercial and PZ.

D. Marshall: At the time that became a PZ zone it went from one end of Rt. 3, just north of Main Street, on both sides of the road and covered what the underlying zone was before which was commercial. The PZ zone carried some further restrictions that commercial did not.

N. Letendre: Anyone driving down Benton Road sees it is a residential neighborhood. It has been said kids need a safe place to go, but it is dangerous just walking down the street.

D. Boutin: If you want a sidewalk get your neighbors on Benton Road to sign a petition and bring it to the Town Council.

D. Marshall: Be careful what you wish for. If there are sidewalks property owners will have to give up property and other things. I agree the road needs sidewalks, but if you commit to that you have to commit all the way.

S. Marden: If this goes through would the Town consider making Benton Road a dead end?

D. Marshall: That was looked at in the past and is not feasible.

S. Marden: The speed limit will have to be lowered.

D. Boutin: Talk to the Town Council about that.

S. Marden: At the next meeting can we see the video of the traffic study?

N. Golon: That would take hours. You can read the traffic study and come into my office. I will go over everything with you and am happy to answer any questions that you have.

S. Marden: That report did not give a true study.

**D. Marshall: You are notified that the continued public hearing will be on April 15, 2019. This will be the only notification.**

T. Prasol stepped down.

### **COMPLETENESS REVIEW AND PUBLIC HEARING**

**3. T.F. BERNIER, INC. #19-05  
100 Farmer Road, Map 26, Lot 39  
4 lot residential subdivision**

D. Marshall: There are two waivers to be voted on: Section 2.03 requiring site specific soil maps. As these soil surveys typically inform percolation tests for the purpose of installing septic, and none of the lots will be on septic, staff takes no issue with granting this waiver. Section 11.13 requiring the 75-foot well radius to be entirely contained within the lot which the well is intended to serve. Staff takes no issue with this request, as all of the lots will be served by municipal sewer and there will be no septic systems present. However, staff recommends that the attached release form be filled out and recorded with the deed.

***D. Boutin motioned to grant the two waivers for a 4 lot residential subdivision for T.F. Bernier, Inc. #19-05, 100 Farmer Road, Map 26, Lot 39. Seconded by T. Walsh. Motion carried unanimously with a vote of 6-0.***

***D. Boutin motioned to find the plans complete for a 4 lot residential subdivision for T.F. Bernier, Inc. #19-05, 100 Farmer Road, Map 26, Lot 39.. Seconded by T. Walsh. Motion carried unanimously with a vote of 6-0.***

Open public hearing.

Tim Bernier (TF Bernier Incorporated): Sarah Gould is the owner of the property. We are proposing to sub-divide the house and three additional lots on the property. The lots are double the required size of buildable area. They all exceed the frontage and will be serviced by public sewer. We added a note from the fire departments comments. The builder will coordinate with the Fire Department relative to an adequate turn around. The lots meet zoning and have town sewer.

R. Duhaime: On Lot 39-3 the house will be built in the front of the wetlands?

T. Bernier: Yes.

D. Marshall read a letter from James and Lauren Keane, dated March 25, 2019, regarding Plan File #19-05, 100 Farmer Road Property splitting to four parcels, into the record: Chairman Marshall, Vice Chair Walsh and the entire Planning Board, Unfortunately, we are not able to make it to the meeting tonight in person. There are some questions/concerns that we have that we want to make sure get addressed by the Planning Board at the Completeness review. A major part of the reason to move and live in this neighborhood of Hooksett is the quiet neighborhood, created by the already established neighborhood, abundance of mature trees/shrubs, and overall very light traffic. These things give the feeling of privacy, without the need for man-made fencing. In addition to the 100 FT abutters report (on the Hooksett.org website), I also included the homes on Misty lane that have a straight line of sight and sound to the construction zone. This came to a total of 19 homes (including 100 Farmer). The attached sheet has the average numbers for the homes. Below are some averages for the group, as well as removing the top 3 and bottom 3 in assessed valuation amount, to get a better sense of the average (the details are on an attached sheet)

	Li	Assessed Val-	Zillow.com	Bed	Bath
Average	2409	\$384,362	\$414,462	3.15	2.46

Ultimately, we want to make sure that these things are upheld as much as possible, without major disruption to an entire neighborhood. This is why we have the below questions (along with some of the explanations for them in parenthesis).

- When will the construction start and what is the anticipated duration of the project?
- During construction, what days and hours will they be working? (During the work week earlier hours are understandable, but not on weekends when families are more likely to be home and sleeping earlier in the day)
- What are the financials of the builder? Do they have the available cash on hand dedicated only to this project?
- Will the builder be required to have a Performance Bond? (This will ensure the project is completed and will ensure there won't be incomplete construction, as well as mitigate against any potential downturn in the housing market)

- Will all three houses be built at once, or built as the properties are sold? (this can extend the time of the project if they are built one at a time)
- What will the floor plan of the houses be? Will they exceed the average of the average house? (If the neighborhood has downside of the construction, we should at least all benefit from an upside of the increase value of our property from the newer houses. This will only happen if they exceed the current averages).
- What will the construction project do to mitigate any noise/traffic from disrupting the neighborhood?
- With the adding of three additional wells, will the contractor guarantee that other neighborhood wells won't be disrupted?
- As much of the neighborhood is either on wetlands or next to wetlands, what is being done to ensure that it has no impact on the yards and homes in the neighborhood? (if after the new houses are built there is a change in water flows or wetlands, making other yards unusable or potentially making basements wet, will the contractor address those issues for the homeowner?)

During construction, the contractor should guarantee us that all parking for the workers would be in the construction zone, not along the neighborhood blocks. To help ensure the neighborhood is back to the current condition as quickly as possible, the contractor should put in mature landscaping, as that is what is being removed. While we know construction can be very disrupting, we just want to make sure that it is done in a manner that has the least impact on the people who are living in area around the construction and have a guarantor that it will be completed and that if anyone in the neighborhood has a negative impact as a result of the construction, that the construction firm resolves the issue, not the neighbor. We also want there to be a benefit to those who had to go through the construction by ensuring the new houses will increase the value of the homes in the neighborhood. Thank you for listening and addressing our concerns.

D. Marshall: In response to the letter, we have an ordinance and that will be followed and the financial well-being of the building is not an issue of this Board. It is up to how well the market is doing if the builder will build the homes alone. That is not up to this Board. These lots are big enough to sustain a ranch or a 5,000' home. That is not our jurisdiction. Normal construction will be done during normal hours. When digging in the ground you don't know what you are going to hit or how it will affect another well. These questions are asked many times and are not within our control. As long as he meets the requirements of the ordinance we do not have control of those things.

N. Golon: I responded to them.

Thomas Devos (6 Spruce Court): A concern was mentioned about an HOA.

D. Marshall: Did you sign in on those requirements?

Susan Gould: No.

Suzanne Avella (1 Spruce Court): I am concerned that the plans are to have the driveway right across from our driveway and having the driveways back to back. I need clarification about our property and our view.

D. Marshall: Why would having a driveway right across from yours be a concern?

S. Avella: Right now things are offset so I would expect the visual to be the same.

D. Boutin: Will the lines be buried?

T. Bernier: Yes

T. Walsh: Do you have the flexibility to move the driveway further north?

T. Bernier: Yes. There is flexibility and it will depend on the architecture of the house.

D. Boutin: So the driveway being directly across from yours is a problem?

S. Avella: Yes.

D. Marshall: If this is approved this Board is out of it. It then will go to Code Enforcement. We only ask to be shown a logical location for a driveway.

N. Williams: We need the applicant to sign the Release Form for Protective Well Radii.

D. Marshall: I won't sign the plans until the Release Form For Protective Well Radii is received by the Town Planner.

***D. Boutin motioned to approve a 4 lot residential subdivision for T.F. Bernier, Inc. #19-05, 100 Farmer Road, Map 26, Lot 39. Seconded by T. Walsh. Motion carried unanimously by a vote of 6-0.***

R. Duhaime motioned to adjourn.

### **CONTINUED PUBLIC HEARING**

None.

### **BUSINESS OCCUPANCY**

None.

### **BOARD DISCUSSION**

None.

## **3. POTENTIAL ZONING AMENDMENT**

### **Removal of Performance Zone**

Not discussed.

**OTHER BUSINESS**

D. Boutin: Mr. Duhaime has denigrated this Board. In my 40 plus years as a public servant I have never seen this and I think he owes this Board an apology. He has slandered all of the members of this Board and I am not happy about it.

R. Duhaime: At some points I pick on the Town of Hooksett in general. The same issues come up again and again. I think we should have a joint meeting with the Planning Board, Zoning Board, and Town Council. I think we should go over things and get them fixed. Who's fault is it, the Boards, staff? It has to stop someplace. I am at the top now, I see a problem, and I want it fixed.

D. Boutin: You specifically attacked this Board and I am done with it.

T. Walsh: Two meetings ago you recommended that we systematically be replaced one by one as our terms expire.

D. Boutin: You have attacked and slandered this Board. You can't have positive impact when you are saying the things you have.

R. Duhaime: I would like to try to solve the problems.

D. Boutin: You are denigrating the Board and it needs to stop.

**ADJOURNMENT**

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

**The meeting was adjourned at 9:58 pm.**

**Respectfully submitted by,**

**AnnMarie White  
Recording Clerk**