

1 HOOKSETT PLANNING BOARD MEETING MINUTES

2 Official Minutes

3 Monday, May 6, 2019

4
5 Meeting called to order at 6:00 PM

6
7 Present: David Boutin, Brett Scott (Alternate), Paul Scarpetti, Tom Prasol, Rob Duhaime, Dick
8 Marshall (Chairman), Tom Walsh (Vice Chairman), Christopher Stelmach, Matthew Reed
9 (Alternate)

10
11 Staff: Nicholas Williams (Town Planner)

12
13 Pledge of Allegiance

14
15 Approval of Minutes:

16
17 ***David Boutin motioned to approve the April 15, 2019 Planning Board minutes with***
18 ***amendments. Seconded by Paul Scarpetti. Motion carried with unanimous vote of 7-0.***

19
20 ***Paul Scarpetti motioned to approve the April 22, 2019 Planning Board minutes. Seconded by***
21 ***Matthew Reed. Motion carried with unanimous vote of 7-0.***

22
23 ***David Boutin motioned to move Item 7 NHSD HOLDINGS, LLC #18-18 to first position.***
24 ***Seconded by Tom Prasol. Motion carried with unanimous vote of 7-0.***

25
26 ***David Boutin motioned to approve Item 7 NHSD Holdings, LLC #18-18 based on conditions***
27 ***listed on page 19 of April 15 minutes and add 1) put in left-hand turn on Benton Road and 2)***
28 ***applicant bring water line from the street to the dome. Seconded by Tom Prasol.***

29
30 Discussion:

31 Dick Marshall: For clarification has developer agreed?

32
33 Nick Golon: Yes.

34
35 Tom Walsh: One of the other issues is sound issues. Per 3.12 Development Regulations I
36 would like to see condition "noise generated from the site shall not exceed 5 decibels above the
37 ambient background noise at all times of the day". Can we get this in and tested before and
38 after building is complete?

39
40 Dave Boutin: Applicant decibel level is 38 at 400 feet.

41
42 Tom Walsh: I don't know what that means which is why I would like to add to regulations. I
43 think that is cleaner way to do it.

44

45 Dave Boutin: I increased to decibel level to 45 but the actual number is higher than that. The
46 decibel level of 38-45 in that range is equal to sleeping in your bedroom at night. 400' reaches
47 the property line.

48
49 Tom Walsh: What the decibel level at 400 feet is one thing but what it is doing to neighbors as
50 far as ambient background noise is another thing. We have that in our regulation that we make
51 sure that is checked and if it is exceeding 5 decibels outside their property they can mediate.
52 There are steps that can be done to mitigate the sound.

53
54 Rob Duhaime: There are still issues with a traffic concern. The constituents have asked for a
55 traffic study. I feel that a left-hand turn lane is something. I thought the home was going to be
56 moved, the lanes widened, I assumed there was going to be more improvements to left-hand
57 turn lane, sidewalk issues, narrow town road in residential neighborhood. 100 citizens are
58 asking for clarification and traffic study.

59
60 ***Rob Duhaime motioned to amend motion to include outside traffic study. Motion failed due***
61 ***to no second.***

62
63 ***Tom Walsh motioned to amend motion to include ambient noise be tested before***
64 ***construction and after at all times of day to determine if violation of Development Regulation***
65 ***3.1.2 has occurred. Seconded by Rob Duhaime. Motion passed with 6 votes to 1.***

66
67 Roll Call Vote

68 David Bolton: Yes
69 Paul Scarpetti: No
70 Tom Walsh: Yes
71 Rob Duhaime: No
72 Tom Prasol: Yes
73 Chris Stelmach: No
74 Dick Marshall: Yes

75
76 ***Amended Motion Passed 4 YES votes to 3 NO votes***

77
78 SMART STORAGE SOLUTIONS #19-03
79 1176 Hooksett Road, Map 39 Lot
80 Landscaping

81
82 Brett Scott: Intentions are to clear out area in front, put in rocks for water run-off, and build a
83 small wall across to clearly divide the areas. Install flowers and shrubs.

84
85 Dave Boutin: How does this plan get into site plan? It would make sense to make part of site
86 plan record.

87

88 Nicholas Williams: This will not be part of an amended site plan because it is not required
89 under the zoning ordinance. Brett's original proposal would have simply been an Occupancy
90 Review, which does not require an amended site plan to be submitted, but due to the nature of
91 his new business, we did not exactly know how to present this to the Board. There is not a
92 precedent for this in Town, so we thought it best to go before the Planning Board for review. If
93 Brett had been planning to change the footprint of the building or otherwise make changes to
94 the originally approved site plan, the landscaping plan would have been updated to conform to
95 the PZ zone. This is purely informational and Brett is presenting to you as a courtesy.

96

97 ***Dave Boutin Motioned to accept the Smart Storage Solutions site plan for the record.***

98 ***Seconded by Rob Duhaime. Motion approved unanimously 7-0.***

99

100 Note: Paul Scarpetti and Rob Duhaime are stepping down.

101

102 CONCEPTUAL DISCUSSION

103

104 Ken Scarpetti

105 35 Edgewater Drive

106 Site plan renovations and associated parking

107

108 Paul Scarpetti, Ken Scarpetti, Jennifer McCourt: Purchased property back in October. Formerly
109 used as a rooming house. We have cleaned out over 800 yards of garbage from inside and
110 outside. We spoke to building inspector and decided to remove the structure and replace with
111 a building further away from river and road. We will replace with a structure to fit the
112 neighborhood. The new structure being proposed will conform more to the setback
113 requirements of the zoning ordinance.

114

115 Ken Scarpetti: This would basically be a four bedroom home with a two car garage. The
116 location would be the same for the home. There would be no increase in square footage.

117

118 Dick: Have you spoken to code enforcer. Does he feel that putting a new home on this lot
119 would still meet the entire ordinance.

120

121 Ken Scarpetti: It is a commercial property and the house has been grandfathered to remain on
122 property

123

124 Dick Walsh: Can the dimensional issues be met?

125

126 Jennifer McCourt: We have to go for a special exception from the ZBA because the existing
127 residential structure will be demolished. The property is zoned Commercial and in order to
128 rebuild a single family home within the same footprint and of the same square footage, we will
129 require relief from the ZBA in the form of a special exception. The

130

131 Ken Scarpetti: We have met with the State and since we are making it more conforming the
132 developer is in agreement.

133

134 Jennifer McCourt: We need to come before the Planning Board for their input before we
135 appear before the Zoning Board for a special exception.

136

137 Ken Scarpetti: We could rebuild the house and not come before any Boards. We are trying to
138 correct a wrong. Instead of having a house deeper rather than wider we are seeking an
139 exception. We are not here for a site plan. We are looking for a special exception for the house
140 so we can proceed with construction. The kayak and canoe rental would be for corporate
141 events and other functions.

142

143 Dick Marshall: This is all just a discussion. They will be coming back with a site plan.

144 ***David Boutin motioned to send a letter of recommendation to the CVA for a special exception.***

145 ***Seconded by Tom Walsh. Motion passed 5 -0.***

146

147 COMPLETENESS REVIEW AND PUBLIC HEARING

148

149 Bass Pro Shops

150 2 Commerce Drive, Map 37, Lot 43

151 Amended site plan for Ranger Tower Sign

152

153 Matthew Ashley/Fuller Engineering: In front of CVA in August of 2013 for a sign. They wanted
154 us to appear for a final approval by the Planning board. Nothing has changed from prior
155 location – NW corner of property. Proposing a 95 foot tower with two additional signs.
156 Building application has been submitted but need approved revised site plan by the Board.

157

158 Dick Marshall: Closed the public hearing.

159

160

161 Nicholas Williams: Please provide copies of any permits of other entitlements you receive from
162 the FAA to my office.

163

164 ***David Boutin motioned to approve with proper surety for dismantling by Bass Pro Shop.***

165 ***Seconded by Tom Prasol. Motion passed 6-0.***

166

167 CONTINUED PUBLIC HEARING

168

169 Rt 28 Bypass LLC #19-09

170 253 Londonderry Turnpike, Map 35, Lot 25-2

171 Site plan for commercial building

172

173 Scott Bussiere: Received sign-off letter from Bruce Thomas indicating that all items previously
174 noted have been addressed on the revised plans. Corrected shaded areas and added
175 landscaping.

176

177 Dick Marshall: Closed public hearing.

178

179 ***David Boutin motions to approve site plan. Seconded by Paul Scarpetti.***

180

Motion approved 6-0.

181

182 Rt 28 Bypass, LLC #19-08

183 253 Londonderry Turnpike, Map 35, Lot 25

184 3 lot subdivision

185

186 Scott Bussiere: Nothing has changed on site plan. The only issue was the pond. It will stay
187 where it on lot. The next door neighbor is not objecting to pond.

188

189 Dick Marshall: Closed public hearing .

190 ***David Boutin motioned to approve 3-lot subdivision at 253 Londonderry Turnpike. Seconded***

191

by Tom Prasol. Motion passed 6-0.

192

193 Nicholas Williams:

194

- Leann Fuller has submitted her resignation. Last day is week from Thursday.

195

- Impact Fees: There will be a workshop conducted with the Economic Development Advisory Board on May 20th during the regularly scheduled Planning Board meeting to discuss potential updates to the impact fee schedule.

196

- Zoning amendments will be discussed on May 20, 2019. EDAC may wish to discuss architectural design guidelines. At that time the attorney will be asked to review any changes which are being proposed.

197

198

- Meeting with Matt Serge is scheduled on July 1, 2019 at 5:00pm. Meeting with ZBA and Planning Board to discuss procedures.

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201

Tom Prasol motioned to adjourn. Seconded by David Boutin. Motion approved unanimously.

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