

Unofficial

**HOOKSETT PLANNING BOARD MEETING
HOOKSETT TOWN HALL CHAMBERS (Room 105)
35 Main Street
Monday, July 1, 2019**

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

PLEDGE OF ALLEGIANCE

INTRODUCE MEMBERS OF THE BOARD

PRESENT: Dick Marshall (Chairman), P. Scarpetti, David Boutin, Christopher Stelmach, Matt Reed, and Robert Duhaime (Town Council Rep.)

D. Marshall: Matt Reed will be observing as he is now a full Board member, however, needs to be sworn in.

ALTERNATES: Brett Scott

EXCUSED: Tom Walsh (Vice-Chairman),

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

APPROVAL OF MINUTES OF JUNE 17th, 2019

June 17, 2019 Meeting – R. Duhaime motioned to approve the minutes of the June 17, 2019 meeting. Seconded by CS. D. Boutin abstained due to not being in attendance at the June 17, 2019 meeting. Vote of 5-0. Motion carried unanimously.

COMPLETENESS REVIEW AND PUBLIC HEARING

- 1. PIKE INDUSTRIES #19-13
38 Hackett Hill Road, Map 13, Lot 69 Amended site plan for polymer asphalt plant**

C. Stelmach stepped down.

B. Thomas: There were five waiver requests. I had no problem, however, I did make some suggestions.

Waiver Request #1

Requirement: Section 11.12(2)(h): Minimum cover for closed drainage systems, measured between the pipe crown and finished grade, shall be three (3) feet for all culvert material under paved roads.

Reason for Waiver: Portions of the drainage system at the eastern half of the drainage system between the following catch basins include cover over culverts at a minimum of 2' under paved roads: CB-12, CB-13, CB-14, and CB-15. The drainage pipes in this portion of the system will be insulated to prevent freezing in the pipes and the maximum length of each branch of the drainage system is less than 100 feet. These drainage pipes discharge into DMH-15 which is then pre-treated by WQU-16 prior to entering the bio retention System. Providing additional cover would require the proposed 6'-high bioretention system to be lowered by an additional 1 foot or more to prevent surcharge. Lowering the bioretention area by 1 foot would impact the volume capacity and area for infiltration.

B. Thomas: This is approved, however, at CB-14, the cover over the pipe is about 2'. Perhaps that pipe material should be changed to something stronger (such as ductile iron pipe) for that one span.

Waiver Request #2

Requirement: Section 11.12(2)(t): Minimum flow velocity in a pipe or culvert during a 2-year storm event is 2 fps.

Reason for Waiver: During the 2-year, 24-hour storm, the drainage pipe between CB-1 and CB-2 flows at 1.43 fps per HydroCAD analysis. CB-1 is the first catch basin within the western half of the drainage system and receives stormwater runoff from a 19,597 sf subcatchment of which 30% of the area is impervious. Drainage analysis was performed to maximize the velocity for this drainage pipe by providing a pipe slope of 1.0% while maintaining the required minimum 12" size pipe.

B. Thomas: Approved.

Waiver Request #3

Requirement: Section 11.12(2)(y): A minimum drop of 0.25 feet from the lowest inlet invert and highest outlet invert shall be provided in each structure. When two different diameter culverts enter one basin, the crown inverts shall be matched.

Reason for Waiver: Portions of the drainage system at the eastern half of the drainage system at the following catch basins include a minimum 0.1' drop between the lowest inlet invert and highest outlet invert: CB-13, CB-15, and CB-17. Providing additional drop would require the proposed 6'-high bioretention system to be lowered by an additional 1 foot or more to prevent surcharge. Lowering the bioretention area by 1 foot would impact the volume capacity and area for infiltration.

B. Thomas: Approved.

Waiver Request #4

Requirement: Section 11.12(2)(jj): Interior pond side slopes shall have a maximum grade of 4:1 (extending to the 100-year storm elevation) and exterior slopes shall have a maximum of 3:1. Above the 100-year storm elevation, the interior side slopes shall be 3:1 or flatter.

Reason for Waiver: The proposed bio retention area is located within the polymer asphalt plant driveway loop and in between the proposed operations building and storage tank. The location of the pond and slope that traverses the site reduces the available area of the bio retention system due to the required grading, proposed structures, and maintenance access around the system required per AoT regulations. The drainage design sought to achieve 4:1 interior side slopes while meeting Town and

NHDES AoT regulations, however, due to the space constraints, the design was modified to 3:1 side slopes. The design meets Volume 2 of NHDES AoT requirements which specify a maximum of 2:1 slope. TFMoran designs typically include 3:1 slopes which have been successfully implemented on site throughout New Hampshire. The design includes landscaping within the pond to stabilize slopes.

B. Thomas: This is approved, however take any additional measures such as installation of slope stabilization fabrics to ensure the slope stabilizes.

Waiver Request #5

Requirement: Section 11.15(1): All electric, telephone, and cable systems shall be installed below ground to the satisfaction of the specific utility.

Reason for Waiver: The development proposes underground utilities within the limit of grading. Outside of the limit of grading, the development proposes overhead electric through existing wooded area. Providing underground electric in this area would require additional tree removal and disturbances.

B. Thomas: Approved.

D. Boutin motioned to approve all five waivers for the amended site plan for a polymer asphalt plant for Pike Industries, #19-13, 38 Hackett Hill Road, Map 13, Lot 69 subject to the Town Engineer's comments. Seconded by P. Scarpetti.

R. Duhaime: The fourth waiver request regarding the interior slopes. Are you okay with that?

B. Thomas: Our specification require a 4:1 slope. I don't have a problem with a 3:1 slope as long as they have the slope stabilization fabric.

D. Marshall: Has the developer responded to your requests?

B. Thomas: The engineer stated they are favorable.

Vote of 5-0. Motion carried unanimously.

Hanna Giovannucci (Engineer, TF Moran): This is a 47 acre piece of property in an industrial district. We are requesting to disturb two and a half acres of property. This property abuts Route 93 and the remaining abutters are Pike Industries. We have access connecting to the existing driveway. We have two large tanks, six smaller tanks, and an operations building. There is a proposed loading area. The trucks will get asphalt and go over the scale that is next to the building. Fire access is provided through a bypass area. On the bottom left there are pipes for water suppression. The operations will have about two employees and traffic will be one to two trucks per hour. It will be a seasonal operation so won't be happening from approximately December through March. Over the past six months design coordination has gone on with the Hooksett Fire Department, NH State Fire Marshall and a private review agency. As far as the storm water design, NH DES AOT will review this application. We meet all of their NH criteria with the exception of the waivers that were just granted. and Hooksett requirements aside from the waivers. Pike is hoping to do construction as soon as possible and is hoping for conditional approval.

D. Marshall: Is the plan complete?

N. Williams: The site complete. The only issued we have was within the groundwater conservation protection district. We worked through that issue with TF Moran. They were able to provide a detailed list of the polymers that will be used, none of which are restricted by the zoning ordinance or by NH DES.

D. Boutin motioned to find the plan complete for a polymer asphalt plant for Pike Industries, #19-13, 38 Hackett Hill Road, Map 13, Lot 69. Seconded by P. Scarpetti.

R. Duhaime: There is no landscape detail on the plans. Where are the erosion control details?

H. Giovannucci: It will be grassed with the exception of the pavement. It is on C-11. There is a bio retention seed mix.

R. Duhaime: There is nothing that requires landscaping?

N. Williams: Not on a commercial site.

R. Duhaime: This is industrial. When you did your last enlargement of the pit, no one seemed to know the total lot size and you are saying you have no other abutters.

D. Marshall: Is this lot unique in that it is a standalone lot?

H. Giovannucci: All abutters are Pike Industries with the exception of Rt. 93.

R. Duhaime: I thought there would be improvements to the south. A berm, some sort of landscaping. You are expanding again and not closing down any part of your site. Nothing has been done to improve the south side of the property. We have a lot of sandpits in the town and they take a long time to get reclaimed. That is a problem with this Board when they approve things.

Kevin Folkins: This is going to be a vacant lot. Behind it is the rock pile. We won't be encroaching toward the boundary line. This is being built closer toward Cate Road.

R. Duhaime: There should be a screen.

K Folkins: The trees already exist.

R. Duhaime: I tell this Board they can negotiate. What part of that southern edge could you reclaim. Could you give me a berm with trees so the residents don't complain. I expect to see more visual appeal to let the residents know it will be environmentally friendly. I have mentioned this to you before and feel it is a moot point to you. Maybe this time you will address it. You have been taking extra fill out. It is going to get reclaimed.

H. Giovannucci: There is 300 - 400 feet of buffer near the residential property near Sawhill Road.

R. Duhaime: What is the reclamation plan for that area? We have a pit across the street that is waiting to be reclaimed.

K. Folkins: We heard you the first time. When you walk it, there is a mature forest. Each quarry has a reclamation plan on file with the town.

R. Duhaime: What is the master plan for that corner lot?

K. Folkins: I am not prepared to talk about that today. Lot 69-2 has a wetland area so we are not allowed to touch it. Is this a concern for what we have proposed today or in the future?

R. Duhaime: You are here looking for something else and I want to be able to say that we asked for improvements and something is going to be done.

D. Boutin: Could you provide an explanation as to what the product is?

K. Folkins: We currently have an asphalt plant and quarry. We bring base grade liquids from Newington, NH where we store liquid asphalt. We are moving more toward modified liquids so the roads last longer. This liquid is coming from Montreal, Quebec, New York, and Deerfield, MA. The trucking is becoming problematic. We are looking to put this facility in Hooksett so we can have it central to our plants. We would be taking base liquid and putting it through a sheer mill within this building. Then it gets mixed and we would be taking that to our plants and paving roads. It is a modification of the binder to meet the DOT specification.

D. Boutin: You are storing liquid in there?

K. Folkins: Yes.

D. Boutin: Is it mixed with asphalt?

K. Folkins: Yes.

D. Boutin: Do you store the asphalt on site?

K. Folkins: It is brought in as needed. The bulk storage is in Newington, NH.

P. Scarpetti: This is liquid coming in and going out?

K. Folkins: Yes.

P. Scarpetti: Do you do a double wall in the tanks?

K. Folkins: That is not required. We do have a retention set up to keep everything contained.

P. Scarpetti: Could you clarify your lots. Can I assume those three are owned by Pike?

H. Giovannucci: Everything that is greyed out is owned by Pike.

R. Duhaime: What will the hours of operation be?

K. Folkins: April to early November, most likely the end of October. It will run three to four twelve hour shifts per week.

R. Duhaime: What will the decibels for noise be?

K. Folkins: It will just be the trucks dumping liquid. There will be weekend and evening operation. We pave on Saturdays. We do that now.

R. Duhaime: I would make sure they are contacted. I would feel more comfortable having something from you to move forward as far as negotiation for some improvements to the property.

D. Boutin: Could you address the truck traffic.

K. Folkins: There will be an additional one to two trucks per hour.

D. Boutin: I don't know the condition of that road the trucks will be coming out on and who will be responsible for maintaining it if your trucks create a situation. Is that the town responsibility or yours?

H. Giovannucci: It would be ours.

D. Boutin: There is no record that is a private road and we need to make sure the town is not responsible for fixing it. We should have something in our record that it is a private road and the town is not responsible for maintenance.

R. Duhaime opposed. Motion carries with a vote of 4-1.

Open public hearing.

B. Thomas: I have comments in my letter dated June 26, 2019 that have not been addressed yet. The drainage configuration was one item. That can be addressed with the consultant.

D. Marshall asked the applicant to clarify how some of Bruce Thomas's comments are being addressed.

H. Giovannucci: The correct information is on C-6. We will update the detail on C-11 to reflect the same information. As for the outlet control structure we have a PVC stand pipe in the center of this outlet control structure. You would normally see it would be on the outside of the concrete structure. Having it in the center, if there is anything wrong we can adjust structures and have it be correct. As far as the wetland comment we can do what was requested. The plans show this is right outside of the wetland buffer. There is a wooded area that has to go through before it gets to the wetland. The entire impervious area is similar to a bowl and it has to go into that bio retention area before it goes out. Nothing leaves until above the two year storm. We can add the fabric to the detail.

D. Boutin: Has there been an agreement reached to bring sewer to the site? It mentions it in the plans.

H. Giovannucci: We are bringing a septic to the site. There is a sewer pipe that will be going into the pump chamber. The materials need to meet those standards.

D. Boutin: Is there supposed to be a pipe there?

B. Thomas: We have a TIF district in that area. We want the sewer pipes built now even if they are not being used now. That will be for future plans. When they put notes like that I want the Sewer Commission on there for future use and have everything be compatible.

D. Boutin: They are proposing a septic system.

B. Thomas: Someday in the future there could be public or private sewer lines connecting.

D. Marshall: The Sewer Commission should take an active interest in reviewing that connection. You will be seeing things like this on the site plans now and in the future.

D. Boutin: Every drop of water that comes down, where does that go?

H. Giovannucci: The catch basins, a separator, and the bio retention system, with the exception of the tanks which has clean water. In the two year storm it starts to overflow. That goes over the driveway and there is a rip rap that is toward the south east.

D. Boutin: All of the water will stay on the property.

H. Giovannucci: Yes.

R. Duhaime: The abutters should be notified.

D. Marshall: There are no direct abutters except for Pike Industries. There are laws about who needs to be notified and those will be followed.

There was a discussion as to who was notified and who lives at 8 Cate Road. It was determined that a 200' abutters list was used for notification.

H. Giovannucci: When I stated no abutters, I was saying no direct abutters.

Roger Duhaime: The abutters wanted gravel. The tree buffer was cut. It was supposed to get reclaimed. They started to do reclaimed asphalt. You can almost see the neighborhood. I thought issues that I brought up at a TRC meeting would be addressed. They wanted to triple the size of the quarry. I asked for reclamation. They said it was granite and there is no reclamation. I wasn't happy with that and wanted it in the master plan. I am surprised they came in with this. The maintenance on the facility used to be better. I would like to see this go in, but I want to see a buffer. I called neighbors on Saw Hill Road and they said they want to be notified. I would like to see a master plan of what they want to do with this entire property before this is approved based on the minutes and what was said in the past.

There was a discussion on which lots are residential vs. industrial.

D. Marshall: I need to know what you expect this Board to do if those lots are industrial properties and they are all owned by Pike.

R. Duhaime: The three lots in the corner, 13-66, 13-64, and 13-69, are industrial and are not owned by Pike.

H. Giovannucci: They are not direct abutters.

Open to public comments.

H. Giovannucci explained to John Haigler of 8 Cate Road, Map 13, Lot 64 improvements that will be made to minimize headlight disruption that is currently going to his property as well as traffic noise.

Cheryl Haigler (8 Cate Road): We can see where Pike stores the stone. When we first moved in five years ago the storage areas were small. They put another road in and now we can see the trucks. It is not even 200' from us. I am concerned about all of the additions. No one told us about the smell or the load noises. The owner at the time had a rule they could not close their tailgates loud. They do now. We have a large garden. We got used to the loud noises. When I found out it was an industrial area I was appalled. Now you can see where the stone is stored. It looks a like a mountain. I am concerned that more and more of the country atmosphere is going away and is going to escalate. I am concerned about the smell of the liquid. Now, we have to keep the windows closed on one side of the house in the morning. Will this smell more.

K. Folkins: We run the same machines in the morning that we run in the afternoon and evening so I am not sure what you are smelling.

H. Giovannucci: We are considering putting two rows of arborvitaes. As far as the noise we can let our people know to reinforce the drivers to lower the dump down slowly. I can come out and look to see what you are seeing.

C. Haigler: This will not generate any more of a smell?

K. Folkins: Nothing more than you are smelling now.

H. Giovannucci: I visited another site and there was no smell.

Close public comments.

P. Scarpetti: The rock pile that Cheryl was speaking of, is that in the same location as this?

H. Giovannucci: It will be staying where it is.

K. Folkins: The existing conditions and proposed plans were discussed with staff.

R. Duhaime: Here is another example of this Board jumping into something. I want to see a plan with a berm. I would not plant arborvitae because the deer will eat them. There would have to be a bond to protect the landscaping. I have asked on this Board again for an elevation.

H. Giovannucci: That was in the photo plan that we submitted. The building will be less than 35' which is the maximum allowed.

R. Duhaime: That was another plant.

H. Giovannucci: It is similar. Ours are going to be smaller. We did our best to design to the regulations.

K. Folkins: The large tank is 50'. The smaller tanks are 22'.

R. Duhaime: Would you put a mixed use of berm and something high enough to hide this?

H. Giovannucci: I am not sure that is possible.

K. Folkins: I can't make that promise with the size of the tanks. This is an industrial area and meets all of the codes.

P. Scarpetti: Would you be able to do something to help with the truck lights? You cannot hide a tank.

R. Duhaime: You can put in pine trees.

H. Giovannucci: I said that I would go and visit the site.

K. Folkins: Would it be agreeable to work with staff after this meeting?

R. Duhaime: I was hoping you would say that.

Close to public comments.

D. Marshall: People that live in this area have got to understand that this is industrial and commercial land and all of the issues that go with that need to be addressed. If all of the regulations are met this Board has no choice but to approve the plan. Areas are zoned for specific uses. I find it more difficult each year to find that people buy houses, file for sub-divisions, and never once look at the possibility as to what is around them, but when it happens this Board gets beat over the head. The citizens of the town voted in these zoning ordinances and it is up to those purchasing homes to take the time to examine what is in your area and what can happen in your area. I would hope that those new to town would examine what is around them prior to purchasing a property. This particular area is going to blow up and grow and will become a major economic base of this community. Mr. Duhaime says you can negotiate. You can negotiate within reason and to be honest the developer doesn't have to pay any attention to it as long as he is meeting the regulations. Fortunately we have run across developers that like to negotiate and hopefully that continues.

D. Boutin motioned to continue the public hearing for the amended site plan for polymer asphalt plant for Pike Industries, #19-13, 38 Hackett Hill Road, Map 13, Lot 69 until July 15, 2019. Seconded by R. Duhaime. Motion carried unanimously with a vote of 5-0.

Chris Stelmach returned.

For the record, as Chairman of the Board, I am not going to tolerate openly violating the law. If any abutter is an abutter because he is 100' away then he gets a notice. If he is greater than that he doesn't need to be notified.

2. FOREST OAKS, LLC #19-14

49 & 57 Mammoth Road, Map 45, Lot 33-1 & 29 Lot line adjustment

Open public hearing.

N. Williams: The plan is complete and the deed had been provided.

D. Boutin motioned to find the plan complete for the lot line adjustment for Forest Oaks, LLC, #19-14, 49 & 57 Mammoth Road, Map 45, Lot 33-1 & 29. Seconded by P. Scarpetti. Motion carried unanimously with a vote of 6-0.

Doug MacGuire (The Dubay Group, Inc.): The applicant is looking to increase the size of the parent parcel. To make the numbers work on the proposed densities it made sense to gain more land. The lines are swapping and some land is getting moved around so that Mr. Maurais has a more squared off lot. It is a lot line adjustment between three lots.

P. Scarpetti: On Parcel B, that piece that is getting added to Mr. Maurais' property, where is that coming from?

D. MacGuire: The applicant was able to acquire some additional land and was able to bump up the amount. He will now have a more squared off lot that will go all the way to the back.

Open to public comments.

No public comments.

Close to public comments.

D. Boutin motioned to continue Forest Oaks, LLC, #19-14, 49 & 57 Mammoth Road, Map 45, Lot 33-1 & 29 Lot line adjustment until the July 15 2019 meeting. Seconded by R. Duhaime. Motion carried unanimously with a vote of 6-0.

3. FOREST OAKS, LLC #19-15

49 Mammoth Road, Map 45, Lot 33-1

Site plan for 20 Multi-Unit Family Townhouses

Open public hearing.

N. Williams: The plans are complete. I would like to have the applicant touch on the proposed set back and proposed patio.

D. MacGuire: I was assuming a patio would not apply to a building setback because it is not going to be an attached structure. It will be pavers. We could do pervious pavers or impervious. It will be built into the ground.

N. Williams: If it is not impervious it is not a problem. That is clarification for me.

D. Boutin motioned to find the plans complete for 20 Multi-Unit Family Townhouses for Forest Oaks, LLC #19-15, 49 Mammoth Road, Map 45, Lot 33-1. Seconded by R. Duhaime. Motion carried unanimously with a vote of 6-0.

D. MacGuire made a presentation of the plans.

B. Thomas: On sheet 6 and 7, not 3, you refer to Milford twice.

D. MacGuire: I have fixed that. These are both private basins. The one at the front I gave the town an easement because they are on town property.

B. Thomas: Could you add a note to the effect that the detention basins are going to be privately maintained.

D. Marshall: Have the eight comments been addressed?

B. Thomas: No.

D. MacGuire: We have no objections to the comments.

C. Stelmach: Will the town plow Maurais Street?

D. MacGuire: Yes.

C. Stelmach: The snow storage spaces are big enough?

D. MacGuire: We have notes on the site plan that state if there is excess snow it has to be brought to a dumping site.

D. Boutin: What is on the detention basin on the rear of the property?

D. MacGuire: That is where the inlet to the pond is. It will be stone line. It is an energy dissipater and a point for runoff sediments to be infiltrated. It is the pretreatment to the pond.

D. Boutin: Do you clean that out?

D. MacGuire: We implement that as part of the condominium document. There is a checklist that is done quarterly. The Board could put that as a condition. It can be dredged out, but that will be done on a case by case basis.

D. Boutin: Will there be a sign?

D. MacGuire: I would like to see something near the first pond.

D. Boutin: Could you have that at the next meeting?

D. MacGuire: We are planning to do that on a separate occasion.

R. Duhaime: The town is going to maintain the catch basin?

D. MacGuire: The town had approved that previously. It was easier to grade it into the middle.

B. Thomas: They had a pit in the middle of the cul-de-sac. There not a slight slope that is now acceptable.

R. Duhaime: The patio area in the back, does it drop to the east?

D. MacGuire: Yes.

R. Duhaime: As far as landscaping, I would like to suggest white pines. I like the mix you are proposing.

D. MacGuire: With a blend it will be esthetically pleasing.

P. Scarpetti: Are the gas tanks buried?

D. MacGuire: Yes.

P. Scarpetti: It would be helpful if you could come back with elevations.

Open to public comments.

John Riordian (22 Castle Drive): I have a shed that is in the northeast corner of my lot which is below the proposed ponds. A lot of people are allergic to dogwoods including myself.

R. Duhaime: This is a native variety to NH. In any wetland in NH you will come in contact with dogwood.

J. Riordian: My neighbor at 18 Castle Drive has an active well within 200'. I do not see any location of dumpsters. I am concerned about where the snow reservoir is and what is to prevent the plows from pushing the snow all the way back.

D. MacGuire: It would be physically impossible to push the snow all the way back.

J. Riordian: The landscaping proposed will take forever to grow tall.

D. MacGuire: We are supplementing a lot more than the town is requiring.

R. Duhaime: 6' tall trees are industry standard.

J. Riordian: I don't care. It is in the line of sight from my porch which is my dining room. That will take forever to get to a height to hide this.

R. Duhaime: There is a two year bond. Every building applicant has to issue a bond for two years. If the trees are not alive in two years they will have to be replaced in order for the bond to be released.

J. Riordian: As far as the condominium association terms, is there a way to enforce that?

D. Marshall: Our attorney will review the condominium documents to see if they are good for the association and then the association is on its own.

Glen Miller (14 Castle Drive): I respect Mr. Maurais right to develop the land, but I want to make sure this is done correctly. I had a concern about the patio but that was explained. There is a wetland designated area and it impacts 10 Castle Drive. That wetland collects between my house and his and runs across my yard. The snow storage will fill that wetland and could impact it greatly and drain across my yard. There has been a substantial amount of site work. I don't know if it conforms to the AOT permit.

D. Boutin: That is a state permit.

D. MacGuire: There was some clearing done in the vicinity mainly as a staging area of the Maurais Street project to accommodate that land disturbance. It is within the vicinity of this project. We surveyed the limits of cut for that. This project requires an AOT permit which we have not received yet. If we receive the Board's approval that would be a condition of approval. The land clearing that was done, was not for this. That was done to create the Maurais Street roadway and falls under the Maurais Street sub-division.

D. Boutin: Are the stumps in his backyard going to be removed?

Ron McClaren: We are going to remove them but we don't have a date.

D. Boutin: We are going to put a condition on your plan that will be done within 30 days of approval.

G. Miller: Have the Fire Department, Police Department, and utilities reviewed these?

N. Williams: That is part of our review process. We assess impact fees that are used to mitigate these things as far as growth.

G. Miller: Is there a benefit to the town for this development?

D. Boutin: It creates housing.

R. Duhaime: This is showing right against the wetland buffer.

D. MacGuire: We are encroaching closer to it than the 40' but we are grading so that no runoff is going toward it. The snow run off will be going to a newly created swale line along the edge of the property which will benefit you and your abutters as well as us. You will have a relief area if there is a large storm.

J. Riordian: The runoff fabric fence that is up now, I think it is on my property.

D. MacGuire: The stakes were in the limit of cut line. We can check into it but we believe it is on the Maurais property.

J. Riordian: There are places that are beyond that.

D. MacGuire: We will check it.

George Porter (40 Castle Drive): I am where the runoff is going to end up. It is there all year. There is wetland up at the top and I am below that. I moved into an area that is medium density and condominiums are not medium density.

D. Boutin: This is a permitted use in the district.

G. Porter: This started as workforce housing, then duplexes, now condominiums. I heard that if you live in industrial you have to accept that. I moved into medium density residential and expect it to stay that way.

D. MacGuire: Previously when we were talking about the variances we were bringing in a roadway. We are not even crossing this first wetland now. This is a significantly reduced project from others that were previously proposed.

G. Porter: The water goes under the road and onto my property.

D. Boutin: Every drop of water that falls into the property has to stay on the property.

G. Porter: I will get together with an engineer and check it out.

D. Boutin: Once the retention area goes in it will balance out the flow.

G. Porter: I want this to stay MDR.

D. MacGuire: Seventy percent of this lot will remain undeveloped.

Eric Nelson (10 Castle Drive): There are two trees at 45 degree angles that are threatening my house and driveway. Could you have those cut down?

D. MacGuire: We can look into that and get back to you.

Leslie Leahy (14 Fieldstone Drive): We already have a lot of drainage in that area. There is a stream that has flooded the backside of our lot. Housing lots vs. condominium lots are different. I came from

Manchester to Hooksett for a more rural area. Although it doesn't impact me greatly, I look at the lot. It bothers me that it seems laissez-faire that condominiums are being built in an area with houses. We all thought we were buying into an area with housing lots, not condominiums.

G. Miller: What assurances do we have that if this gets half way started that it will be finished?

N. Williams: There is a reclamation bond that must be posted.

Close to public comments.

D. Marshall motioned to continue the public hearing for the site plan for 20 Multi-Unit Family Townhouses for Forest Oaks, LLC #19-15, 49 Mammoth Road, Map 45, Lot 33-1 until July 15, 2019. Seconded by P. Scarpetti. Motion carried unanimously with a vote of 6-0.

BOARD DISCUSSION

D. Marshall: Is anyone attending the FEMA meeting?

N. Williams: Bruce is going to attend.

CONTINUED DISCUSSION OF COMMERCIAL DESIGN STANDARDS Commercial Design Standards Subcommittee

I have a commitment from Anne Stelmach to represent ZBA. Kathy Northrup was inquiring about the time commitment.

R. Duhaime motioned to have the Commercial Design Standards Subcommittee established. Seconded by P. Scarpetti. Motion carried unanimously with a vote of 6-0.

OTHER BUSINESS

None.

ADJOURNMENT

D. Boutin motioned to adjourn. Seconded by P. Scarpetti. Motion carried unanimously.

The meeting was adjourned at 8:48 pm.

Respectfully submitted by,

AnnMarie White
Recording Clerk