

Official

**HOOKSETT PLANNING BOARD MEETING
HOOKSETT TOWN HALL CHAMBERS (Room 105)
35 Main Street
Monday, September 23, 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), P. Scarpetti, and Matt Reed.

ALTERNATES: Brett Scott

EXCUSED: David Boutin, Christopher Stelmach, and Robert Duhaime (Town Council Rep.)

STAFF: Nicholas Williams (Town Planner)

APPROVAL OF MINUTES OF AUGUST 5 and SEPTEMBER 9 , 2019

August 5, 2019 Meeting – *T. Walsh motioned to approve the minutes of the August 5, 2019 meeting. Seconded by B. Scott. Vote of 5-0. Motion carried unanimously.*

September 9, 2019 Meeting – *T. Walsh motioned to table the minutes of the September 9, 2019 meeting due to there not being enough Board members in attendance that were at that meeting. Seconded by B. Scott. Vote of 5-0. Motion carried unanimously.*

DISCUSSION

1. POTENTIAL ZONING AND DEVELOPMENT REGULATION AMENDMENTS

Nick Williams presented the 2019-2020 official calendar for zoning amendments issued by the New Hampshire Municipal Association.

Important dates are as follows:

11/11/19 – First day to accept petitions for zoning amendments to be placed on the March 2020 warrant

12/11/19 – Final day to accept petitions for zoning amendments to be placed on the March 2020 warrant

01/01/20 – Notice of public hearing for any proposed zoning amendment must be posted by this date

01/27/20 – Final day to hold public hearing on proposed zoning amendments

02/04/20 – Deadline to file final zoning amendment proposals with the Town Clerk

02/08/20 – Deadline to hold first session of Town Meeting

03/03/20 – Voting day

Proposed Zoning Amendment #1

Are you in favor of Zoning Amendment #1, as proposed by the Hooksett Planning Board, to re-zone the following lots from Medium Density Residential to Commercial:

- Map 31, Lot 29
- Map 31, Lot 54
- Map 32, Lot 24
- Map 32, Lot 25
- Map 32, Lot 26

The proposed re-zoning will convert the above mentioned lots from Medium Density Residential to Commercial for the purpose of creating uniformity in zoning along Londonderry Turnpike south of Farmer Road, one of Hooksett's main commercial corridors.

It was the consensus of the Board that Proposed Zoning Amendment #1 will be proposed.

Proposed Zoning Amendment #2

Are you in favor of Zoning Amendment #2, as proposed by the Hooksett Planning Board, to remove the following lots from the Performance Zone and to subsequently rezone said lots from Commercial to Medium Density Residential:

- Map 30, Lot 1
- Map 30, Lot 2
- Map 30, Lot 10
- Map 30, Lot 11
- Map 30, Lot 12
- Map 30, Lot 13
- Map 30, Lot 58
- Map 30, Lot 59
- Map 30, Lot 60
- Map 30, Lot 61
- Map 30, Lot 62

The proposed re-zoning will remove the Performance Zoning layer from the above mentioned lots and subsequently re-zone these lots from Commercial to Medium Density Residential for the purpose of maintaining the residential character of Benton Road.

It was the consensus of the Board that Proposed Zoning Amendment #2 will be proposed.

Proposed Zoning Amendment # 3

Are you in favor of amending the verbiage under the Hooksett Zoning Ordinance, Article 19, Section D(14) – “Groundwater Resource Conservation District Prohibited Uses,” as requested by Town legal counsel, from “ [It is prohibited within the Groundwater Resource Conservation District to establish] any groundwater withdrawal well extracting water in excess of 57,000 gallons per day” to “ [It is prohibited within the Groundwater Resource Conservation District to establish] any groundwater withdrawal well extracting water in excess of 57,000 gallons per day without the prior approval of the New Hampshire Department of Environmental Services.”

The purpose of this amendment is to come into full compliance with state statutes which preempt municipalities from regulating groundwater withdrawals. The State of New Hampshire has exclusive jurisdiction over groundwater extraction and thus should retain regulatory authority, per Town legal counsel opinion.

N. Williams: Currently our ordinance prohibits this and according to the amendment it would still be prohibited without the approval of DES. The town attorney suggested that we either include that or pull it out all together.

It was the consensus of the Board that Proposed Zoning Amendment #3 will be removed due to this matter not being in the jurisdiction of the Planning Board.

Proposed Changes in Other Ordinances

Nick Williams stated that these proposed changes have been reviewed and submitted by staff, per Town charter, to the Town Clerk for placement on the warrant in March. The Planning Board may comment on these proposed changes as the Board deems necessary.

Proposed Amendments in Other Ordinances

Ordinance # 00-5 Fireworks

Under the advisement of the Code Enforcement Officer, Fire personnel, and Town legal counsel, it has been proposed to remove Section 3 of this ordinance:

SALE, STORAGE, AND DISTRIBUTION:

The retail sale, storage, and/or wholesale distribution of fireworks are prohibited within the jurisdictional boundaries of Hooksett, except that previously approved existing facilities may continue operation subject to securing applicable permits required under subsequent sections of this ordinance.

The purpose of this amendment is to remove this non-compete clause and allow other businesses practicing the sale or distribution of fireworks to participate in the Hooksett market, provided that all permits and other life safety requirements are met and approved by Fire personnel and Code Enforcement.

Ordinance # 00-20 Taxicabs

Under advisement of the Code Enforcement Officer and Town legal counsel, it has been proposed to amend Section 5 – Permit Fees – of this ordinance to eliminate all previously required permitting fees.

The purpose of this amendment is to remove fees assessed on taxicabs which are not assessed on other forms of cab service, such as Uber or Lyft.

Forthcoming Proposed Changes in the Development Regulations

The United State Postal Service is requesting that the Board consider including verbiage in the site plan and subdivision regulations which requires large scale developments to include centralized cluster box units rather than individual mailboxes.

There was discussion and a Board consensus to leave cluster mailboxes in subdivisions up to the developers as opposed to a mandate.

The Environmental Protection Agency now considers storm water runoff from curbed streets to be a point source pollutant. As such, the EPA is highly recommending that the Town's development regulations discourage curbing in future development proposals. Correspondence from the EPA on this matter is forthcoming.

BOARD DISCUSSION

There was discussion on the potential suggestions of the Architectural Design Committee with regard to the exterior of buildings.

OTHER BUSINESS

N. Williams presented a Town Development and Project Update as follows:

O'Reilly Autoparts has been completed, passed all final inspections, and has received a certificate of occupancy. They are currently setting up the interior of the store and accepting product shipments and look to be open by mid-October.

The Cornerstone Park project at the intersection of Smyth Road and Londonderry Turnpike is nearing completion of the first of four buildings approved on the site. Mr. Jodoin has indicated that the first building has already been fully leased.

Osborne's Agway is well under way and we estimate a certificate of occupancy in 6-8 weeks.

The dome project on Benton Road has stalled amidst negotiations between the developer and the State Fire Marshal's Office regarding required flow. No further updates on this project are available at this time.

The Autumn Frost subdivision has been picked up by an investor out of Francestown. Staff held a preliminary meeting with the new developer to review all plans and necessary entitlements and permits going forward. They plan to resume development of the subdivision in April 2020.

Mr. MacLaren is moving forward with road work on the cul-de-sac at Maurais Street in preparation to begin site work on the previously approved Forest Oaks condominium development. Site work will begin in April 2020.

The Amazon facility at 400 Quality is well under way with the first phase of site work (interior work) and they hope to be at least partially operational by mid-late October. The second phase of the project which includes the installation of the previously approved canopies has been delayed until Spring of 2020 due to a supplier issue. Impact fee invoices have been submitted for this project, and as of now staff have not received an indication that they plan to dispute those fees.

Amazon has approached the owner of 400 Technology Drive regarding the potential lease/sale of the site for a future parking area. Staff is working with the consultant and Eversource to determine any restrictions placed on the development of the site due to Eversource's utility easement and associated power lines.

The previously scheduled meeting of the TIF Advisory Board has been rescheduled for Wednesday, September 25th. Items included in the upcoming discussion will include the prioritization of TIF funds for either Zones 1, 2, or 3 of the TIF district as well as an explanation of forthcoming system development fees for new sewer infrastructure.

Mr. Larrabee has now proposed that Shipyard Brewing is interested in purchasing the entitlements to the previously approved hotel and restaurant pad site at the easterly side of Exit 11. The concept includes a "Brew-tel" in which guests are able to serve themselves draft beers which are on tap in each of the rooms. An associated pub and grill is proposed for the restaurant pad site. Staff and members of the TIF Advisory Committee have requested a meeting with Shipyard representatives to discuss the proposal, but this has yet to occur.

Procon will be hosting a ribbon cutting for their new state-of-the-art expansion next week. Governor Sununu will be speaking.

The Architectural Design Guideline Subcommittee will be meeting for the second time on 09/19. We aim to have a proposal submitted to the Planning Board for review at the time of the October, 7 Planning Board meeting.

The Economic Development Advisory Board has requested that Town Council consider the enactment of RSA 79-E, the Community Revitalization Tax Credit program, to be placed on the warrant in March. The program, if enacted, will allow the Council to grant tax credits for a specified period of time on property improvements which aid in the revitalization of a historically significant structure, or which otherwise enhances the safety and economic vitality of a specific area. This has been proposed in an effort to aid the Fairfield in executing a purchase agreement with the owners of the Firebird Motel.

Staff is working with faculty and staff at SNHU in order to create an addendum to the master plan update. Once complete, the addendum will (hopefully) highlight the relationship between SNHU's long range plans and the Town's long range plans along the 5 priority areas which were discussed as part of the master plan workshop held back in July.

N. Williams presented Upcoming Projects as follows:

SNHU will be approaching the Planning Board with a rendering of new gateway signage at the intersection of West Alice and Victory. In a conversation with SNHU representatives, staff was informed that it is within their long range plan for this to serve as the primary gateway to campus.

Rumor has it that Starbucks will be submitting a site plan for 1279 Hooksett Road. The property is currently owned by Merchant's. Mr. Sydney has indicated that both the former Chinese restaurant and the building to the immediate south will be demolished as part of this proposal. Staff is looking to set up a preliminary meeting within the month.

Mr. Bussiere will be submitting plans for a 37-lot conservation subdivision off Farmer Road and Spruce Court, directly behind Cawley Middle School. The proposal came before the Board previously, in a different form, and was not approved.

N. Williams and the Board discussed the results of the Master Plan Update Public Input Session.

ADJOURNMENT

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

The meeting was adjourned at 7:02 pm.

Respectfully submitted by,

**AnnMarie White
Recording Clerk**