

1 **Official**

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3 **HOOKSETT PLANNING BOARD MEETING**
4 **VIA ZOOM**
5 **35 Main Street**
6 **Monday, May 4, 2020**
7

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

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10 **PLEDGE OF ALLEGIANCE**

11
12 **INTRODUCE MEMBERS OF THE BOARD**

13
14 **PRESENT: Richard (Dick) Marshall (Chairman), Tom Walsh (Vice-Chairman), Paul Scarpetti,**
15 **David Boutin, Christopher Stelmach, Matt Reed, and Robert Duhaime (Town Council**
16 **Representative)**

17
18 **ALTERNATES: Brett Scott**

19
20 **EXCUSED:**

21
22 **STAFF: Nicholas Williams (Town Planner)**

23
24 **APPROVAL OF MINUTES OF April 20th, 2020**

25
26 **April 20, 2020 Meeting – D. Boutin motioned to approve the minutes of the April 20, 2020 meeting.**
27 ***Seconded by Chris Stelmach.***

28 **Roll Call**

29 P. Scarpetti - Yes

30 D. Boutin - Yes

31 C. Stelmach - Yes

32 M. Reed - Yes

33 R. Duhaime – Absent

34 T. Walsh - Abstained due to not being present at the meeting.

35 D. Marshall - Yes

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37 **Motion carried unanimously with a vote of 5-0, 1 abstention.**

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39 **PROJECT NOTIFICATION**

- 40
41 **1. HOOKSETT WASTEWASTER PLANT #2020-12**
42 **1 Egawes Drive, Map 18, Lot 4**
43 **Solar array**
44

45 D. Marshall: This item is being rescheduled until May 18, 2020.

46
47 **COMPLETENESS REVIEW AND PUBLIC HEARING**

- 48
49 **1. STARBUCKS AT MERCHANTS PLAZA #2020-10**
50 **1275, 1277 & 1279 Hooksett Road, Map 25, Lot 46 & Map 31, Lot 1**
51 **Site Plan for Starbucks and Notice of Lot Merger**

52
53 **AND**

- 54
55 **2. STARBUCKS AT MERCHANTS PLAZA #2020-11**
56 **1275, 1277 & 1279 Hooksett Road, Map 25, Lot 46 & Map 31, Lot 1**
57 **Condominium Conversion**

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59 D. Marshall: The first item is the waivers for the condo documents and lot merger. Three waiver
60 requests deal with the site plan application checklist requirements for site plan review. 1) 29. Location
61 and description of existing easement within one hundred (100) feet of the site; 2) 32. The size and
62 location of all existing landscaping within 100 feet of the site; 3) 34. Location of existing utilities
63 within one hundred (100) feet of the site. The applicant is requesting a waiver for these site plan
64 checklist items that do not fit within the view of the plans. The site plans are set at 20 scale, so they
65 show the site detail needed for the size of the project. In order to keep this scale, they applicant states
66 they are unable to incorporate the above areas within the view. Nicholas, do you have any comments?

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68 N. Williams: We do not have any issues.

69
70 P. Scarpetti: Is this in the site plan or outside of the site plan?

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72 D. Marshall: They are normally within 100' of the site. They are asking for those not to be shown.

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74 T. Walsh: The only reason is because of the scale of the plans?

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76 D. Marshall: That is the reasoning they gave.

77
78 R. Duhaime: On the RK site there are no buffers. They put the dumpsters along the fence and screen
79 behind the dumpsters but nothing behind the property. We are trying to make the town look nice, but
80 now for this we are not going to stick to the rules? Here is a chance to redevelop the site and add
81 something nice. I would like to know what is on the islands.

82
83 T. Walsh: Are you expecting this tenant to redo the buffer on the RK property? Is this not the
84 responsibility of RK? If this person wants to develop this property how can we expect them to put the
85 buffer on the RK property?

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87 R. Duhaime: I believe our regulations show a 24' buffer.

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89 N. Williams: These are preexisting conditions on the site.

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91 R. Duhaime: This is a whole new site plan.

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N. Williams: Those two islands are not on the site. They are not developing within the 25' setback. Are you talking about the landscape buffer?

R. Duhaime: They are showing no buffer. You don't want this continuous pavement.

N. Williams: This whole thing is paved so it is harder to adhere to the buffer.

R. Duhaime: Where this is a new site plan we could require them to put in the buffer. I remember RK was going to add new islands and redevelop the site. They were coming into the new regulations. They are having flooding so they were putting in new drainage, landscaping and buffers at the same time.

D. Boutin: Are we talking about the islands that are on RK property?

D. Marshall: Yes.

D. Boutin: That is on their property.

D. Marshall: They are showing these islands. We know they are there and we are not requiring RK to increase their size or create a different buffer. What Rob is suggesting is that he now expects this site plan to provide the buffer on their own property.

D. Boutin: That doesn't make any sense.

T. Walsh: I agree with Rob. We have these regulations for a reason. I am not saying we need the 25' due to the size of their property. I am not happy with this site plan as it is. It is sparse. To keep it specific to the waiver I don't have a problem with that.

R. Duhaime: I am going to agree with Tom so we can move this forward.

P. Scarpetti motioned to approve the waivers from the site plan application checklist requirements (29) (32) and (34). Seconded by R. Duhaime.

P. Scarpetti - Yes

D. Boutin - Yes

C. Stelmach - Yes

M. Reed - Yes

R. Duhaime - Yes

T. Walsh - Yes

D. Marshall - Yes

Motion carried unanimously with a vote of 7-0.

137 ***D. Boutin motioned to find the find the condo documents complete for Starbucks at Merchants Plaza***
138 ***#2020-10, 1275, 1277 & 1279 Hooksett Road, Map 25, Lot 46 & Map 31, Lot 1. Seconded by Paul***
139 ***Scarpetti.***

140

141 **Roll Call**

142

143 **P. Scarpetti - Yes**

144 **D. Boutin - Yes**

145 **C. Stelmach - Yes**

146 **M. Reed - Yes**

147 **R. Duhaime - Yes**

148 **T. Walsh - Yes**

149 **D. Marshall – Yes**

150

151 **Motion carried unanimously with a vote of 7-0.**

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153 N. Williams: The lot merger meets all of the requirements.

154

155 D. Marshall: Applicant?

156

157 Jeff Kevan (TF Moran): There are two parcels with a total of 1.85 acres.

158

159 Open Public hearing at 6:17pm.

160 No public comment.

161 Public hearing closed at 6:18pm.

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163 ***D. Boutin motioned to approve the lot merger for Starbucks at Merchants Plaza #2020-10, 1275,***
164 ***1277 & 1279 Hooksett Road, Map 25, Lot 46 & Map 31, Lot 1. Seconded by T. Walsh.***

165

166 **P. Scarpetti - Yes**

167 **D. Boutin - Yes**

168 **C. Stelmach - Yes**

169 **M. Reed - Yes**

170 **R. Duhaime - Yes**

171 **T. Walsh - Yes**

172 **D. Marshall – Yes**

173

174 **Motion carried unanimously with a vote of 7-0.**

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176 D. Marshall: We have additional waiver requests with regard to landscaping and roof pitch. We will
177 take one at a time.

178

179 D. Marshall: Waiver request 1 is from Section H.3(b) of the Development Regulations/PZ Zoning
180 Ordinance - Street Tree Strip Planting Requirements. The applicant is requesting a waiver of the street
181 tree strip planting to allow the site to function the way it currently exists. The existing site has a curbed
182 walk and a parking area along Hooksett Road with no street trees. The applicant is proposing a
183 redevelopment of the existing site using the existing curbing along Hooksett Road with proposed

184 parking in the same vicinity as the existing parking.

185

186 N. Williams: With regard to the parking, per the regulations they are only required to have 25 spaces
187 which includes one space per employee during the busiest shift. They have 41.

188

189 D. Marshall: This is a new site and has no relation to how is operated in the past. Nothing has been
190 operational on that site for two years. This is a clean slate and the regulations need to be followed as
191 best as we can without destroying the neighborhood.

192

193 P. Scarpetti: I have a hard time making a decision without seeing the whole site plan and discussing it.
194 I need more information on the whole front.

195

196 D. Marshall: What is that white stripe?

197

198 N. Williams: An existing sidewalk.

199

200 D. Boutin: We have worked hard to change the look of Hooksett Road. This plan does not meet any of
201 the requirements of our regulations. They should be required to do what all of the other developers
202 have done on Hooksett Road. I think their landscape plan is skimpy and does not follow the
203 requirements. I would vote against all of the waivers in total.

204

205 M. Reed: I have the same idea. They could take out some of the parking spaces and break it up. I am
206 not for doing this waiver.

207

208 C. Stelmach: I agree. There is too much asphalt.

209

210 R. Duhaime: I would like to be in a position to negotiate this, but they have 41 parking spaces and they
211 only need 25. There is no hardship. I am not in favor of any of these waivers.

212

213 T. Walsh: I agree. I think this whole design is sparse. I am concerned about the future and what those
214 parking spaces will be used for. This strips out all of our requirements

215

216 ***R. Duhaime motioned to grant the waiver request from Section H.3(b) of the Development***
217 ***Regulations/PZ Zoning Ordinance - Street Tree Strip Planting Requirements for Starbucks at***
218 ***Merchants Plaza #2020-10, 1275, 1277 & 1279 Hooksett Road, Map 25, Lot 46 & Map 31, Lot 1.***
219 ***Seconded by T. Walsh.***

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221 **P. Scarpetti - No**

222 **D. Boutin - No**

223 **C. Stelmach - No**

224 **M. Reed - No**

225 **R. Duhaime - No**

226 **T. Walsh - No**

227 **D. Marshall - No**

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229 **Motion fails unanimously with a vote of 7-0.**

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231 D. Marshall: Waiver request 2 is from Section H.3(c) of the Development Regulations/PZ Zoning
232 Ordinance - Front Landscape Area Planting Requirements. The applicant is requesting a waiver of the
233 front landscaping area planting to allow the site to function the way it currently exists. The existing site
234 has no front landscape area or plantings. The applicant is proposing a redevelopment of the existing site
235 that does not allow the space needed for a front landscape area.
236

237 ***D. Boutin motioned to grant the waiver request from Section H.3(c) of the Development***
238 ***Regulations/PZ Zoning Ordinance - Front Landscape Area Planting Requirements for Starbucks at***
239 ***Merchants Plaza #2020-10, 1275, 1277 & 1279 Hooksett Road, Map 25, Lot 46 & Map 31, Lot 1.***
240 ***Seconded by T. Walsh.***

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242 P. Scarpetti: We need to talk about the landscaping.
243

244 D. Boutin: What I said before holds.
245

246 T. Walsh: It is not functioning too well the way it is now.
247

248 **P. Scarpetti - No**

249 **D. Boutin - No**

250 **C. Stelmach - No**

251 **M. Reed - No**

252 **R. Duhaime - No**

253 **T. Walsh - No**

254 **D. Marshall - No**
255

256 **Motion fails unanimously with a vote of 7-0.**
257

258 D. Marshall: Waiver request 3 is from Section H.3(d) of the Development Regulations/PZ Zoning
259 Ordinance - Perimeter Landscape Area Requirements. The applicant is requesting a waiver of the
260 perimeter landscaping area planting to allow the site to function the way it currently exists. There is no
261 perimeter landscaping on the existing site. Where this is a redevelopment of an existing site where a
262 majority of the perimeter is paved, we are matching into existing pavement.
263

264 ***D. Boutin motioned to grant the waiver request from Section H.3(d) of the Development***
265 ***Regulations/PZ Zoning Ordinance - Perimeter Landscape Area Requirements for Starbucks at***
266 ***Merchants Plaza #2020-10, 1275, 1277 & 1279 Hooksett Road, Map 25, Lot 46 & Map 31, Lot 1.***
267 ***Seconded by R. Duhaime.***
268

269 P. Scarpetti: I am happy the applicant is coming forward with Starbucks but we need to discuss it.
270

271 R. Duhaime: The majority of the pavement is matching existing pavement. I don't care if the pavement
272 matches.
273

274 T. Walsh: I would love to see this property developed. If we could at least get the landscaping.
275

276 **P. Scarpetti - No**

277 **D. Boutin - No**

278 **C. Stelmach - No**

279 **M. Reed - No**

280 **R. Duhaime - No**

281 **T. Walsh - No**

282 **D. Marshall – No**

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284 **Motion fails unanimously with a vote of 7-0.**

285

286 D. Marshall: Waiver request 4 is from Section H.3(e) of the Development Regulations/PZ Zoning
287 Ordinance - Interior Landscape Area Planting Requirements. The applicant is requesting a waiver of
288 the interior landscaping area planting for the exiting AutoZone portion of the lot. Interior landscaping
289 meets the regulations for the proposed Starbucks portion of the lot at 11.5%. In the existing conditions
290 the site did not meet interior landscaping throughout the entire site. The AutoZone interior landscape
291 area will remain as existing.

292

293 ***D. Boutin motioned to grant the waiver request from Section H.3(e) of the Development***
294 ***Regulations/PZ Zoning Ordinance - Interior Landscape Area Planting Requirements for Starbucks***
295 ***at Merchants Plaza #2020-10, 1275, 1277 & 1279 Hooksett Road, Map 25, Lot 46 & Map 31, Lot 1.***
296 ***Seconded by P. Scarpetti.***

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298 T. Walsh: I am not opposed to waivers for landscaping, but I cannot do these all at once.

299

300 J. Kevan: We have an access easement from the back of the site to RK. This is a tight site. We have
301 added 4,000 sf which exceeds your regulations for interior landscaping. There are just a few areas
302 where we could add some. Nicholas mentioned we only need 25 parking spaces. Our understanding
303 was we needed 40 parking spaces for the restaurant and with AutoZone we needed 72. We have 74 so
304 we only have two spaces to lose. We would not meet our parking requirement if we added a strip of
305 landscaping. We have tried to add landscaping of 4,000 sf and just meet our parking requirement.

306

307 N. Williams read the development regulation relative to drive up fast food restaurants.

308

309 J. Kevan: Between employees and the 25 spaces for customers, 40 is what Starbucks would be looking
310 for. You are making it sound like we have a lot of excess parking that we don't need.

311

312 D. Marshall: Nicolas, you are still saying there is excess parking?

313

314 N. Williams: Yes.

315

316 T. Walsh: We have always done our fair deal with people in terms of landscaping. There is clearly
317 room to do more and the applicant should go back to the drawing board.

318

319 **P. Scarpetti - No**

320 **D. Boutin - No**

321 **C. Stelmach - No**

322 **M. Reed - No**

323 **R. Duhaime - No**

324 **T. Walsh - No**

325 **D. Marshall – No**

326

327 **Motion fails unanimously with a vote of 7-0.**

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329 D. Marshall: Waiver request 5 is from Section H.3(f) of the PZ Zoning Ordinance - Building Facade
330 Landscape Area Planting Requirements. The applicant is requesting a waiver for the building facade
331 landscape area. Existing conditions have no building facade area on-site including the AutoZone
332 building. The building facade area requirement for the proposed drive-thru does not meet the
333 requirements as 225 sf is required where 150 sf is proposed. The proposed site will have more building
334 facade landscaping than existing.

335

336 ***D. Boutin motioned to grant the waiver request from Section H.3(f) of the Development***
337 ***Regulations/PZ Zoning Ordinance - Building Facade Landscape Area Planting Requirements for***
338 ***Starbucks at Merchants Plaza #2020-10, 1275, 1277 & 1279 Hooksett Road, Map 25, Lot 46 & Map***
339 ***31, Lot 1. Seconded by P. Scarpetti.***

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341 P. Scarpetti: I wish the applicant had come in and shown us the preliminary plan and then come back
342 for a final approval. I think we want to see this happen but we need to talk with them about this.

343

344 R. Duhaime: They want 40 parking spaces but they don't need 40.

345

346 T. Walsh: Our Board has a history of granting appropriate waivers when the package is complete. This
347 is sparse.

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349 **P. Scarpetti - No**

350 **D. Boutin - No**

351 **C. Stelmach - No**

352 **M. Reed - No**

353 **R. Duhaime - No**

354 **T. Walsh - No**

355 **D. Marshall – No**

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357 **Motion fails unanimously with a vote of 7-0.**

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359 D. Marshall: Waiver request 6 is from Article 10-A(F) of the Development Regulations/PZ Zoning
360 Ordinance - Lot Coverage. The applicant is stating this is for redevelopment of an existing site that
361 currently has 18,335 sf lot coverage. The proposed site will add additional landscape areas and will
362 reduce the lot coverage to 17,769 sf. The applicant is requesting to waive this requirement to allow the
363 site to function the way as improved.

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365 D. Marshall: Is this waiver necessary?

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367 N. Williams: Due to the size of the site I would say that it is not a necessary waiver.

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369 D. Marshall: Does the applicant wish to retract this waiver request?

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371 J. Kevan: We would like to retract the waiver request.

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D. Marshall: Waiver request 7 is from Section DR15 of the Development Regulations/PZ Zoning Ordinance - Offset from Property Line for Curb. The applicant is stating this is for redevelopment of an existing site using the existing curb along Hooksett Road that currently does not meet this requirement. The applicant requests to waive the requirement to allow the property to function the way as improved.

D. Marshall: Is this waiver necessary? The curbing will stay.

N. Williams: I don't think this is a necessary waiver.

J. Kevan: We would like to retract this waiver request.

D. Marshall: Waiver request 8 is from Item 11.21 Part III of the Development Regulations/PZ Zoning Ordinance - Roof Pitch of Commercial Buildings. The applicant is stating that in keeping with the New England Standard for Starbucks Brand Design they are requesting a waiver to eliminate the pitched roof requirements in favor of a flat roof design. The flat roof shall be constructed with parapet walls at all four sides to hide and encompass any roof top materials or mechanical equipment from view. This proposed design is also similar to other neighboring buildings and in keeping with similar neighborhood aesthetics.

N. Williams: There is a rendering included in your packet. The architect worked with this. As a negotiation they are including clapboard on the exterior.

T. Walsh motioned to grant the waiver request from Item 11.21 Part III of the Development Regulations/PZ Zoning Ordinance - Roof Pitch of Commercial Buildings for Starbucks at Merchants Plaza #2020-10, 1275, 1277 & 1279 Hooksett Road, Map 25, Lot 46 & Map 31, Lot 1. Seconded by D. Boutin.

P. Scarpetti: I am happy they came in with the clapboard.

M. Reed: They just put up a Starbucks in Stratham with a pitched roof and clapboard.

R. Duhaime: I could be in favor but Matt makes a good point. We should be moving people towards our regulations. If we give them a flat roof then the building is more in your face. If we approve that they need a good landscape plan to break it up. Obviously in Stratham the plans were met.

T. Walsh: This matches to the existing buildings around it. I am okay with giving them the flat roof.

P. Scarpetti - Yes

D. Boutin - No

C. Stelmach - No

M. Reed - No

R. Duhaime - No

T. Walsh - Yes

D. Marshall - Yes

Motion fails with a vote of 4-3.

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D. Marshall: With all of the waivers failing it will be hard to move forward with the site plan.

T. Walsh motioned to find the site plan complete for Starbucks at Merchants Plaza #2020-10, 1275, 1277 & 1279 Hooksett Road, Map 25, Lot 46 & Map 31, Lot 1. Seconded by R. Duhaime.

P. Scarpetti: I think we need to discuss the plans with the applicant.

D. Boutin: These plans are not ready for prime time.

M. Reed: They need to make some changes.

C. Stelmach: The plans need to be fine tuned.

R. Duhaime: I don't want to discourage the applicant but more work needs to be done.

T. Walsh: With the outstanding items we cannot find this complete.

P. Scarpetti - No

D. Boutin - No

C. Stelmach - No

M. Reed - No

R. Duhaime - No

T. Walsh - No

D. Marshall - No

Motion fails unanimously with a vote of 7-0.

D. Marshall: With that motion failing we cannot continue with a hearing on the proposed site plan. The Planning Board is sending a strong message that the landscaping plan needs to be redesigned. This Board feels that you have excess parking and it needs to be broken up. We broke the waivers up so that you have a clear understanding of what you need to address on all of the waivers. You also need to look at how traffic needs to operate. It is in your best interest to be able to clarify these issues. These items need to be negotiated by staff and the applicant. Starbucks would be a great asset to the town, but this is not cookie cutter.

R. Duhaime motioned to table the site plan for Starbucks at Merchants Plaza #2020-10, 1275, 1277 & 1279 Hooksett Road, Map 25, Lot 46 & Map 31, Lot 1 until May 18, 2020. Seconded by T. Walsh.

P. Scarpetti - Yes

D. Boutin - Yes

C. Stelmach - Yes

M. Reed - Yes

R. Duhaime - Yes

T. Walsh - Yes

D. Marshall - Yes

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Motion carried unanimously with a vote of 7-0.

OTHER BUSINESS

ADJOURNMENT

R. Duhaime motioned to adjourn. Seconded by T. Walsh.

- P. Scarpetti - Yes**
- D. Boutin - Yes**
- C. Stelmach - Yes**
- M. Reed - Yes**
- R. Duhaime - Yes**
- T. Walsh - Yes**
- D. Marshall – Yes**

Motion carried unanimously with a vote of 7-0.

The meeting was adjourned at 7:23 pm.

The next meeting of the Planning Board will be held May 18, 2020 at 6:00 pm.

Respectfully submitted by,

/s/ AnnMarie White

**AnnMarie White
Recording Clerk**