

Official

**HOOKSETT PLANNING BOARD MEETING
VIA ZOOM
35 Main Street
Monday, June 15, 2020**

MEETING CALLED TO ORDER AT 6:30 P.M.

PLEDGE OF ALLEGIANCE

INTRODUCE MEMBERS OF THE BOARD

PRESENT (via Roll Call): Richard (Dick) Marshall (Chairman), Tom Walsh (Vice-Chairman), David Boutin (arrived at 6:10 pm), Christopher Stelmach, Matt Reed, Paul Scarpetti, and Robert Duhaime (Town Council Representative)

ALTERNATES: Brett Scott

EXCUSED:

STAFF: Nicholas Williams (Town Planner)

APPROVAL OF MINUTES OF JUNE 1, 2020

June 1, 2020 Meeting – *T. Walsh motioned to approve the minutes of the June 1, 2020 meeting with amendments. Seconded by R. Duhaime.*

T. Walsh: Line 858, page 20, the word “sell” should be changed to “fill”.

R. Duhaime: Line 215, page 5, should read “I would hope that in the future the fire department moves faster to sign off so that this is not an issue.

C. Stelmach: Line 827, page 19. The word “of” should be changed to “or”.

Roll Call

T. Walsh - Yes

P. Scarpetti - Yes

M. Reed - Yes

C. Stelmach - Yes

B. Scott - Yes

R. Duhaime - Yes

D. Marshall - Yes

Motion carried unanimously with a vote of 7-0.

COMPLETENESS REVIEW AND PUBLIC HEARING

**1. STILL'S TURF DEPOT #2020-19
39 Londonderry Turnpike, Map 49, Lot 10-1
Site plan for commercial business**

R. Duhaime stepped down due to doing business with the applicant for 30 years.

D. Marshall: Staff?

N. Williams: There is a waiver requested that needs to be looked at. The waiver is from Article 15, 15.01 - Parking for the reduction in the number of required parking spaces.

D. Marshall: Do you have a problem with the waiver?

N. Williams: I have no problem with it.

T. Walsh motioned to approve the waiver from Article 15, 15.01 - Parking for the reduction in the number of required parking spaces, for Still's Turf Depot, #2020-19, 39 Londonderry Turnpike, Map 49, Lot 10-1. Seconded by D. Boutin.

T. Walsh: I occasionally go to the existing Stills. I have never seen an issue with parking. If this waiver is granted to this applicant is it just for their use or any applicant going forward?

N. Williams: Any waivers of the development regulations go with the specific site plan that it is going with.

Roll Call

T. Walsh - Yes

P. Scarpetti - Yes

M. Reed - Yes

D. Boutin - Yes

C. Stelmach - Yes

D. Marshall - Yes

Motion carried unanimously with a vote of 6-0.

D. Boutin motioned to find the site plan for commercial business complete for Still's Turf Depot, #2020-19, 39 Londonderry Turnpike, Map 49, Lot 10-1. Seconded by P. Scarpetti.

Roll Call

T. Walsh - Yes

P. Scarpetti - Yes

M. Reed - Yes

D. Boutin - Yes

C. Stelmach - Yes

D. Marshall - Yes

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Motion carried unanimously with a vote of 6-0.

N. Williams: This is a straightforward amendment. Per the fire department, the building is expected to be sprinklered. The architect has been made aware. The rear gate is to be coordinated with the fire department to install a knox box.

D. Marshall: Has the applicant agreed to the knox box?

Jason Lopez (Project Manager, Keach-Nordstrom Associates): The applicant may remove the gate.

D. Marshall: Will they be installing sprinklers?

J. Lopez: They have worked with the architect on their sprinkler design. With us are members and business partners Bruce and Joe. The proposed use is for sales and service for outdoor power equipment and parts. The property is on the corner of Londonderry Turnpike and East Point Drive. It is a three acre lot in the industrial zone. On May 12, 2020 this was presented to the ZBA to seek a variance to permit commercial use in the industrial zone.

J. Lopez gave a brief history of the company.

J. Lopez: Today they have four locations. A large amount of their customer base is commercial landscape companies. The existing site had numerous parking spaces in the front and more to the back. In the front we are proposing to do an outdoor display area to display the power equipment. Along the side of the building we are providing one space for a pick-up truck with a trailer. They need to get those vehicles in and through the site. We are proposing to put some spaces into the upper parking lot and a traffic flow pattern to get those vehicles in and out of that area. The front will be for vehicles without trailers and residential customers. There is on site septic and municipal water. The lot is served by two driveway access points. Landscape improvements will be made along Londonderry Turnpike. There is an existing sign that will be relocated onto the property. There will be handicapped accessible spaces in front of a new entrance. There will be a large bucket with seasonal plantings in front of the entrance. Lawn and garden equipment will be outside along the front of the building. In the upper parking lot we are looking at a doing a 2,100 sq. ft. chain link gated area for equipment that is to be serviced. There will be no change to the impervious area.

C. Stelmach: What is the use in the northern parking lot above the East Point Drive access?

J. Lopez: Currently nothing is proposed. That area will be cleaned up and will be available for overflow.

T. Walsh: Their business in Manchester is spotless. Are you going to be closing the business on Mammoth Road.?

Joe Chevalier (Owner, Still's Turf Depot): That facility will be kept open.

T. Walsh: In terms of the sprinklers, the comments say "at the request of fire personnel". It that a request or requirement?

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N. Williams: The building does not meet the fire lane ordinance which states three sided access or two sided access with sprinkler.

T. Walsh: East Point Drive isn't considered a third access?

D. Marshall: The fire department has to have the ability to fight the fire from the side of the building not the road. I don't know if we want to contest that.

N. Williams: It has to be 30' out from the envelope of the building that they can drive their apparatus up on.

T. Walsh: Regarding the landscape, the rendering is not accurate but the plan is?

J. Lopez: Correct. That will be removed and replaced with what we are showing to the left on the detail of the plan.

T. Walsh: You are proposing a maintained lawn on the East Point Drive side?

J. Lopez: That is a wetland swail with vegetation so we are not doing anything there.

T. Walsh: With regard to the comment from Town Engineer, are you proposing repair of the pavement?

Bruce Yennaco (Owner, Still's Turf Depot): We are planning on repaving that entire front lot.

M. Reed: Are they able to meet the landscaping requirement that we have?

J. Lopez: Right now there is not much out there. We are looking to make it better but not block off and shield the display along Londonderry Turnpike. We are trying to make a balance of additional plantings but still provide visibility of outdoor storage.

M. Reed: You said it was more commercial and not retail. Our intent is to have the property dressed up so it looks less commercial and more rural.

J. Lopez: The drainage swail is all wetland and buffer along East Side Drive so we cannot touch it.

M. Reed: All the more reason why you would want to add more on the Londonderry Turnpike side.

T. Walsh: Where would you add it?

M. Reed: I would do larger things than azalea bushes. I think that at least the intent should be met. That is why we asked Ambrose Equipment to add plantings to bring it up to our regulations.

P. Scarpetti: Is the landscaping going to be irrigated in the front? The chances for survival out front are not very good. As far as the architectural renderings, what are they doing on the front of the building?

B. Yennaco: As far as the landscaping, we want it to look professional and well done. Our plan is to

188 irrigate it.

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190 J. Lopez: The main entrance is going to be closed off and we are going to relocate and recreate a larger
191 feature. The building will be covered with cultured stone veneer and vinyl shake siding. There will be a
192 canopy over the front.

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194 T. Walsh: The existing building is staying so I don't think regulations on an existing site plan should be
195 required. In this case the building is staying and it is going to be improved so I am satisfied.

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197 B. Scott: This is still in the industrial zone. The building looks nice as does the landscaping. This is not
198 in a retail zone.

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200 D. Marshall: Ambrose did make some landscaping improvements but he was not in full compliance. I
201 don't think the Board's intent was to ever force him into full compliance. This was a pre-existing site
202 plan and applies here as well. Their intent is to add landscaping. I think we need to address how we
203 treat existing site plans versus new site plans. We need to have something in our regulations that states
204 for pre-existing site plans we are not looking for full compliance but to dress it up and make it look
205 nice.

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207 C. Stelmach: Is there any landscaping right in front of the building where you walk in?

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209 J. Lopez: No. That is for outdoor display. They have larger barrels for seasonal planters.

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211 Open public hearing.

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213 Open to public comments.

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214 No public comments.

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215 Close to public comments.

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217 Close public hearing.

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219 *T. Walsh motioned to approve the site plan for commercial business for Still's Turf Depot, #2020-19,*
220 *39 Londonderry Turnpike, Map 49, Lot 10-1 with the following conditions: 1) There will have to be*
221 *a note on the plans regarding if there will be a Knox box; and 2) The sprinkler has to be added to the*
222 *plan. Seconded by C. Stelmach.*

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224 **Roll Call**

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225 **T. Walsh - Yes**

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226 **P. Scarpetti - Yes**

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227 **M. Reed - Yes**

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228 **D. Boutin - Yes**

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229 **C. Stelmach - Yes**

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230 **D. Marshall - Yes**

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232 **Motion carried unanimously with a vote of 6-0.**

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234 R. Duhaime returned.

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WAIVER REQUEST

2. DION CONSTRUCTION
21 Walnut Hill Drive, Map 27, Lot 2-9
Well radius waiver

D. Marshall: There is a waiver request from Item Section 11.13.3 of the Development Regulations/PZ Zoning Ordinance - Well radius must be on own lot.

N. Williams: This is an 11 lot sub-division off of Goffstown Road. There is a small encroachment on the well radius onto the existing lot.

Joe Wichert (Joseph M. Wichert LLC, Inc.): The well has been installed and the 4' to 4.5' (at worst point) encroachment of the well radius onto lot 27-2-8 is allowed by NHDES as it is less than the 5' septic setback required for lot 27-2-8. The well was staked out per the approved septic plan, with the well radius entirely on this lot but the driller moved the well when installing it. As it was less than a 5' shift and that is allowed by NHDES, they were not aware that this would be a problem. Approval of this request will not result in a reduction in the well radius to this well as not septic components could be placed here by rule anyhow. The applicant will record a well radius easement on lot 27-2-8 for the benefit of lot 27-2-9 to insure spirit and intent of the rule is met. This meets the state standard but not the Hooksett standard.

N. Williams: We looked at this last year. The verbiage within the regulations that governs the 75' well radius. We might consider taking a look again to allow the 5' encroachment. It seems to be a common issue.

T. Walsh: I agree. We should match the DES requirements.

D. Marshall: The applicant has agreed to list a well radius encroachment. Is that correct?

J. Wichert: Yes

T. Walsh motioned to approve the well radius waiver for Dion Construction, 21 Walnut Hill Drive, Map 27, Lot 2-9. Seconded by P. Scarpetti.

Roll Call

T. Walsh - Yes

P. Scarpetti - Yes

M. Reed - Yes

D. Boutin - Yes

C. Stelmach - Yes

R. Duhaime - Yes

D. Marshall - Yes

Motion carried unanimously with a vote of 7-0.

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BOARD DISCUSSION

None.

OTHER BUSINESS

N. Williams: The town office building is opening to the public on Monday.

D. Marshall: We don't meet again until July 6. As of June 3 David Boutin is no longer a member of the Planning Board. He will become a Town Council member. I am proposing that Brett Scott be moved into the slot that David Boutin will be vacating.

T. Walsh motioned to appoint Brett Scott as a full member of the Planning Board. Seconded by P. Scarpetti.

Roll Call

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

Motion carried unanimously with a vote of 7-0.

D. Marshall: Tom has stated he wishes to continue on as Vice-Chairman. We will be waiting to hear who the Town Council is sending us as their representative. As of midnight June 30, David is gone and Tom is up for reappointment.

ADJOURNMENT

M. Reed motioned to adjourn at 7:06 pm. Seconded by C. Stelmach.

Roll Call

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

Motion carried unanimously with a vote of 7-0.

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

329 **Respectfully submitted by,**

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331 **/s/ AnnMarie White**

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333 **AnnMarie White**

334 **Recording Clerk**