

Official

HOOKSETT PLANNING BOARD MEETING

Hooksett Municipal Building

35 Main Street

Council Chambers, Room 105

Monday, October 19, 2020

6:00 PM

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

PLEDGE OF ALLEGIANCE

INTRODUCE MEMBERS OF THE BOARD

PRESENT: Richard (Dick) Marshall (Chairman), Tom Walsh (Vice-Chairman), Chris Stelmach, Paul Scarpetti, Brett Scott, M. Reed, and David Boutin (Town Council Representative)

ALTERNATES: Mike Somers (Alternate)

EXCUSED:

STAFF: Nicholas Williams (Town Planner)

APPROVAL OF MINUTES OF AUGUST 17, 2020

August 17, 2020 Meeting – D. Boutin motioned to approve the minutes of the August 17, 2020 meeting with amendments. Seconded by M Reed. C. Stelmach, B. Scott, and P. Scarpetti abstained due to not being at the August 17, 2020 meeting.

Line 25 should read Approval of Minutes of August 3, 2020.

Line 33 should be deleted.

Motion carried unanimously with a vote of 5-0.

APPROVAL OF MINUTES OF SEPTEMBER 14, 2020

September 14, 2020 Meeting – D. Boutin motioned to approve the minutes of the September 14, 2020 meeting with amendments. Seconded by B. Scott. M. Reed abstained due to not being at the September 14, 2020 meeting.

Amendments by P. Scarpetti:

Line 322: P. Scarpetti: By lowering the grade you will be coming further away from the highway faster “as you dig into the ground” because it is a less steep slope than the existing east side slope.

Line 325: N. Golon: When we think about how there would be a natural grade transition from the first

46 to the second phase we would need to see it at a lower elevation. These elevations are not set in stone.
47 We propose them at 270, 274, and 260 as shown on the excavation plans. That is the process we have to
48 go through with the ZBA and what they think to be acceptable. If they think we need to be higher we
49 will have to update our plans accordingly. Those elevations are predicated off of the geometry of the
50 lots. It is a bit of a pie shape. As you get closer to the southern end it starts to whittle down. You have
51 the larger mass on the northern end, but you have to get from point A to point B. That is why you see
52 that grade discrepancy.

53
54 Line 329: P. Scarpetti: The state is going to make you do a slight grade where you are dropping off at
55 the other end. Your argument is that when you lower the grade you can get a bigger footprint. You are
56 going to get a much smaller footprint than you think. I can't see you gaining any square footage other
57 than selling fill off of the property.

58
59 Line 332: N. Golon: The primary focus is the northern end of the site. That is where we are enhancing
60 that footprint. We are enhancing that universally so that we can transition from the northern end of the
61 southern site.

62
63 Line 334: P. Scarpetti: Talking about the northern end of the site, the existing elevation is about 308
64 and you are proposing 274 so we are about another 34' down is what you are talking about in that area.
65 304 to 308 is the average elevation in that area.

66
67 Line 336: N. Golon: We dropped down to elevation 300. It is variable. It is an average.

68
69 Line 338: P. Scarpetti: So you are creating a condition that we are looking at on the other side that will
70 be creating another hole coming off of Hackett Hill because Hackett Hill is elevation 300. You are
71 creating another hold that we experienced on the west side of I-93.

72
73 N. Golon: I would not make that same comparison.

74
75 Line 344: P. Scarpetti: You can hang balloons but those balloons are going to be about 10' off the
76 ground. This thing is going down into the ground. Right now coming off of Hackett Hill is a pretty
77 even entrance coming onto this property. The Board does not realize the magnitude. I figure 25' of
78 material taken out. I came up with 1.7 million yards of material that you have to haul out of there.

79
80 N. Golon: It is 1.67 million yards.

81
82 P. Scarpetti: So I am right.

83
84 N. Golon: Yes.

85
86 P. Scarpetti: That is not something you are going to do in two months. That is a two year project to get
87 this material out of there. If you use 18 tri-axles that is 94,440 round trips. If you use trailer dumps,
88 73,913. This is ridiculous how much material. This is a mining permit, not an excavation permit.

89
90 add to the beginning of line 347 N. Golon: I won't question your numbers but I will question the
91 statement that this is an excavation permit. We evaluated the process. The individuals we are working
92 with are dirt workers, developers.

93
94
95
96
97
98
99
100

101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138

Motion carried unanimously with a vote of 7-0.

APPROVAL OF MINUTES OF OCTOBER 5, 2020

October 5, 2020 Meeting – *D. Boutin motioned to approve the minutes of the October 5, 2020 meeting. Seconded by M. Reed. T. Walsh and B. Scott abstained due to not being at the October 5, 2020 meeting. Motion carried unanimously with a vote of 6-0.*

BOARD DISCUSSION

1. PROPOSED ZONING AMENDMENTS

Nick Williams stated that he would like some clear direction as to what the Planning Board would like to see happen as far as zoning with the lots at Exit 11 to provide to the development committee. T. Walsh stated that is if it is something they want to change. Discussion ensued between N. Williams and D. Boutin regarding mixed-use. T. Walsh stated he is not in favor of mixed-use knowing that commercial is going to be suffering and stated that he believes industrial should be considered. C. Stelmach stated that he does not think industrial is the way to go due to traffic. P. Scarpetti stated that there is no rush and discussed the differences between the lots on the east and west side of Rt. 93 and potentially beginning with changing the lot on the east side to industrial due to the condition that it is in and having commercial on the front. D. Bouton mentioned that as far as housing he would like to see apartments and stated that industrial is not Hooksett and will have a tremendous traffic impact. T. Walsh stated he was not suggesting the industrial, but was bringing it into the conversation and does have concerns about the sound that may be created. M. Reed stated that he believes the Board should have patience and the economy will turn. T. Walsh mentioned that he was excited about Jeff Larrabee’s proposal. B. Scott stated he believes industrial should be considered and retail was already struggling when times were good. He mentioned that 20 to 30 years from now industrial is still going to be needed, provides a diversified tax base, medical is going on-line with zoom type calls, and this new way is here to stay especially with the younger generation. D. Marshall stated that care needs to be taken to not react to the current economic situation to change everything the town has been working for because we are going through COVID-19. He discussed options and the need for commercial, industrial, and service and gave examples of how with past decisions the town has gotten burned and lessons that should be learned. He stated that in order for young people to come to live in Hooksett truly affordable housing they can afford would need to be provided and not what is being built. He explained that the land on the west of I-93 would not be ready for development for two years so there is time to think about what would happen there whereas the property on the east side of I-93 is essentially ready. He also discussed what multi-use would mean. He stated that when changing zoning there is one shot a year to bring it before the voters and that that town attorney should be involved. D. Boutin suggested having the town hire a consulting firm to come in and give options of what to pursue. C. Stelmach asked if the state acknowledges any type of problem at Rt. 3A and if they are going to sit back and see what happens. D. Marshall explained how the highway and turnpike system works. D. Marshall stated that he sat on the committee that discussed the Hackett Hill/Rt. 3A traffic issue and suggested traffic lights, however, a decision was made to propose a rotary to the voters. He also stated that he cannot picture a tractor trailer going around a rotary. T. Walsh stated that a rotary a quarter mile from a intersection with lights does not do much either. N. Williams stated that he was hoping to come away with some definitive answer, however, it can be left alone for the year or see what happens. D. Marshall stated that right now

139 the Planning Board is at the mercy of the ZBA and the Planning Board will live with those decisions
140 and adapt to what they decide. He stated the importance of staying out of that process and that the Zon-
141 ing Board is comprised of intelligent people. T. Walsh stated the decisions do not have to happen this
142 year. C. Stelmach stated he would like to see something either on one side or the other of I-93. N. Wil-
143 liams stated that he is hearing that the Planning Board will leave it alone for this year.

144
145 Article 3, Paragraph O of the zoning regulations was discussed.

146
147 **2. TOWN OWNED LAND**

148
149 N. Williams showed a graphic of town-owned property as of September 19, 2020. D. Marshall stated
150 procedures as far as disposing of surplus property. He also stated that this is not a Planning Board issue
151 but rather an administrative council issue and the Planning Board should not be mucking around in it.
152 M. Reed stated that the reason he brought it up was due to a conversation with the Town Administrator
153 regarding the surplus land. N. Williams stated that, as of 2019, most of the town owned land is either
154 held in a conservation trust or has been deeded to the Town under a conservation warranty deed.

155
156 **OTHER BUSINESS**

157
158 None.

159
160 **ADJOURNMENT**

161
162 *D. Boutin motioned to adjourn at 7:08 pm. Seconded by T. Walsh.*

163
164 **Motion carried unanimously with a vote of 6-0.**

165
166 **The next meeting of the Planning Board will be held November 2, 2020 at 6:00 pm.**

167
168 **Respectfully submitted by,**

169
170 **/s/ AnnMarie Scott**

171
172 **AnnMarie Scott**

173 **Recording Clerk**