

Official

HOOKSETT PLANNING BOARD MEETING

Hooksett Municipal Building

35 Main Street

Council Chambers, Room 105

Monday, November 16, 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, M. Reed, and David Boutin (Town Council Representative)

ALTERNATES: Don Winterton

EXCUSED: Mike Somers

STAFF: Nicholas Williams (Town Planner)

APPROVAL OF MINUTES FOR NOVEMBER 2, 2020

November 2, 2020 Meeting – D. Boutin motioned to approve the minutes of the November 2, 2020 meeting. Seconded by M. Reed. T. Walsh abstained due to not being in attendance at the November 2, 2020 meeting. Motion carried unanimously with a vote of 7-0.

COMPLETENESS REVIEW AND PUBLIC HEARING

- 1. MANCHESTER SAND & GRAVEL AND EVERSOURCE #2020-32
21 Lehoux Drive and 13 Legends Drive, Map 24, Lot 36 and Map 25, Lot 80
Lot Line Adjustment**

Nick Golon (TF Moran): With me is Kurt Nelson, Senior Siting and Permitting Specialist with Eversource). We completed a lot line adjustment on the westerly portion of Lot 25-80 about three years ago which allowed Eversource the opportunity to expand their pole yard. At this point Eversource has made a considerable investment in their facilities in southern New Hampshire, specifically Hooksett. It was brought to their attention that the opportunity to acquire additional land was there and is was in their best interest to acquire it for additional expansion considerations. They would be acquiring just under ten acres from Manchester Sand & Gravel which is the larger portion to the west. It is about a five acre area that is relatively flat. There is an additional 2 1/2 acres of slope easement and an additional 2.03 acres that comprises an easement that provides access to the northerly portion of the site. No waivers are being requested.

47 D. Marshall: Are the plans complete?

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49 N. Williams: Yes

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51 ***D. Boutin motioned to find plans complete for a lot line adjustment for Manchester Sand & Gravel***
52 ***and Eversource, #2020-32, 21 Lehoux Drive and 13 Legends Drive, Map 24, Lot 36 and Map 25, Lot***
53 ***80. Seconded by D. Winterton.***

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55 D. Boutin: Does the easement on the southern end tie into the roadway?

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57 N. Golon: Yes. In two places. It was in their best interest to maintain those access rights. We will pro-
58 vide the town with the said easement.

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60 D. Boutin: Where does it intersect on the northerly part?

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62 N. Golon: Industrial Park Drive.

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64 D. Boutin: The whole easement is gravel?

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66 N. Golon: Paved and gravel which is it's current condition.

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

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70 T. Walsh: Could you please explain the lot line on the top of the plan. In that easement.

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72 N. Golon: Odd remainder portion that was attached to Manchester Sand & Gravel. I don't know why
73 that was part of that lot but it was a portion that was connected near the portion of the site that is cur-
74 rently paved. There was a portion of the lot that was a remainder associated with Manchester Sand &
75 Gravel. Originally they were not going to include that but that creates a parcel without frontage that is
76 non-conforming. Manchester Sand & Gravel was kind enough to work with Eversource to combine that
77 with the overall area they are acquiring but they are going to retain drainage entitlement rights.

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79 T. Walsh: I am looking at the top of Lot 25-80. The lot line will be abandoned. I am not understanding
80 what is taking place. You just pointed out the whole parcel above that which is Manchester Sand. Who
81 owns that one easement now if that lot line is to be abandoned?

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83 N. Golon: It is in fee property owned by Manchester Sand & Gravel. There was no easement there be-
84 fore. It is an odd configuration. I can only assume that it was retained due to drainage rights. I am not
85 sure how Manchester Sand & Gravel intends to use it but they want to maintain that right should they
86 need it in the future.

87

88 D. Marshall: Bruce had no problem except the gravel road is not gravel but is sand.

89

90 N. Golon: From a specification of material it is gravel though on the low end of the spec. There are no
91 visible blowouts of that roadway. It is an existing condition and should they decide to develop that this
92 would come back to you and the roads would have to be made to an appropriate standard.

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94 Open public hearing.
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96 Open to public comments.
97 No public comments.
98 Close to public comments.
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100 Close public hearing.

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102 *D. Boutin motioned to approve a lot line adjustment for Manchester Sand & Gravel and Eversource*
103 *#2020-32, 21, Lehoux Drive and 13 Legends Drive, Map 24, Lot 36 and Map 25, Lot 80. Seconded*
104 *by P. Scarpetti. Motion carried unanimously with a vote of 7-0.*

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106 **OTHER BUSINESS**

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108 **2. PLANNING BOARD FEES**

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110 N. Williams presented the existing Planning Board fees that have been in effect since 2008 and stated
111 that he does not believe there is a need to go up on any of them. He would like to streamline the pro-
112 cess on collecting the fees. Proposed changes will go before the Town Council.

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114 **3. ZONING BOARD OF ADJUSTMENT NOVEMBER 10, 2020 MEETING UPDATE**

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116 N. Williams stated that the ZBA had a continued public hearing for the two use variance requests on
117 either side of Exit 11 as well as the excavation permit for the Ritchie Brothers site. It was motioned to
118 enact RSA 36:54 which is the developments of regional impact. We have submitted the applications to
119 SNHPC. They are required to notify our abutting communities. The ZBA mentioned Bow and Man-
120 chester for potential traffic impacts on those communities. SNHPC will review the applications, pro-
121 vide comment, and then we are required to provide notice to Bow and Manchester when this goes back
122 before the ZBA. In the event it makes it to Planning it gives them a seat at the table here as well.

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124 **4. PROPOSED ZONING AMENDMENTS; TAX MAP 6 LOT 10**

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126 N. Williams stated that he has been approached by a developer who is interested in potentially having a
127 discussion with the Board on the Otterson property and would like to get an idea for how this proposal
128 would be received by the Board. The 40 acre parcel occupies the land between both ends of Post Road
129 and is zoned Commercial. It has approximately 800 feet of frontage on DW Highway. The proposal
130 would include one of the two following scenarios:

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132 1. Subdividing the property in half and petitioning for the rear parcel to be rezoned to allow for me-
133 dium/high density residential development. The front parcel would remain commercial with an access
134 easement to the development in the rear.

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136 2. Petitioning for the parcel to be rezoned to Mixed Use District 2, which would require that a mas-
137 ter plan be submitted and approved by the Board, possibly as a phased development, to include both
138 commercial and residential uses.

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140 Board discussion ensued relative to this matter and the potential uses for the property. N. Williams is
141 going to reach out the potential application relative to the Board discussion.
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N. Williams stated that relative to the lot that the stone house is on there is interest from someone who would like to build duplexes with driveway access onto Whitehall. Board discussion ensued. T. Walsh stated the if the zoning is going to be changed he believes it should be done by way of the warrant article. D. Boutin stated that he believes having duplexes on that lot is better than a commercial development for the people who live in that area and for traffic. N. Williams is going to propose to the applicant to view the Planning Board meeting.

ADJOURNMENT

D. Boutin motioned to adjourn at 6:48 pm. Seconded by T. Walsh.

Motion carried unanimously with a vote of 7-0.

The next meeting of the Planning Board will be held December 7, 2020 at 6:00 pm.

Respectfully submitted by,

/s/ AnnMarie Scott

AnnMarie Scott

Recording Clerk