

Official

AGENDA
HOOKSETT PLANNING BOARD MEETING
ZOOM Meeting
Monday, January 4, 2021
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), Chris Stelmach, Mike Somers, and David Boutin (Town Council Representative)

ALTERNATES: Don Winterton and Denise Prichette Volk (via Zoom).

EXCUSED: Tom Walsh (Vice-Chairman), Matt Reed, Paul Scarpetti, and Robert Duhaime (Alternate).

STAFF: Nicholas Williams (Town Planner)

D. Winterton and D. Prichette Volk will be voting members at this meeting.

APPROVAL OF MINUTES OF DECEMBER 21, 2020

December 21, 2020 Meeting – D. Boutin motioned to approve the minutes of the December 21, 2020 meeting. Seconded by D. Winterton.

Roll Call

C. Stelmach - Yes

D. Winterton - Yes

D. Boutin - Yes

M. Somers - Abstain

D. Prichette Volk - Yes

D. Marshall - Yes

Motion carried unanimously with a vote of 5-0.

CONCEPTUAL DISCUSSION

43 **1. JR HOELL**

44 **1143 Hooksett Road, Map 39, Lot 28**

45 **Proposed contractor bay units/ office space**

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47 D. Boutin: It is of concern what will be going in that area. The road dips down and heading south it
48 rises up. There is a dip in the road. I would say that will cause issues with driveway access and traffic
49 impact. This is a busy section of Hooksett Road.

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51 JR Hoell: I saw that they are anticipating widening this road in both directions.

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53 D. Boutin: There is nothing cast in concrete about what will happen to that road and we won't know
54 the answer to that question for at least a year.

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56 JR Hoell: I moved the buildings eastward to plan that there would be a need to take at least 15' or
57 more of right-of-way access. If you take the buffer zone away from the property lines there is nothing
58 left to develop. If this lot is not able to be developed the value of it plummits.

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60 D. Boutin: Can the setback requirements be waived?

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62 N. Williams: The requirements for the setbacks are in Article 22 of the Zoning Ordinance. For the re-
63 quired proposed commercial development that abuts a residential use, the condos to the north, and the
64 lot immediately to the south, a 50' no cut buffer would be required. That cuts into the undeveloped lot.
65 This Board could waive that requirement.

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67 JR Hoell: I would need to know if this could be waived. There is 45' on the west side, 35' on the east,
68 and 300' long. If you try to put a parking lot in there is nothing left to build. This would have to be resi-
69 dential as there would be no ability to turn it into commercial.

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71 D. Winterton: Is the property to the south occupied?

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73 JR Hoell: Lot 26 and 27 are currently occupied.

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75 D. Boutin: What would be left?

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77 JR Hoell: 25' on the north side and I would need to put a roadway on the southside. There would be
78 15' remaining. I would have to cut the requirement in half.

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80 D. Boutin: This is a serious deviation from our ordinance.

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82 D. Marshall: Where were you planning on putting access?

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84 JR Hoell: I was hoping from Rt. 3.

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86 D. Boutin: Have you talked with DOT?

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88 JR Hoell: I have spoken with them but have not filled out any paperwork. They laid out the guidelines.
89 The condos also have a buffer. We are not a noisy industry.

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D. Boutin: You have not told us what the industry would be.

JR Hoell: I think it would be garage storage and office space. We could be machining little widgets which would be done indoors. We would not be doing automotive repair.

D. Boutin: The Board needs know what you would be doing. Once we approve this you could do whatever you want.

JR Hoell: The goal would be to put the machining center downstairs and the office upstairs. There would be 12' garage doors for storage. We design products for companies using a drill press or mill to make a part. This is not grinding.

D. Boutin: Would you be okay with having Building 2 non-heated for storage purposes only?

JR Hoell: As long as I can make Building No. 3 heated.

C. Stelmach: Would this be fenced? Is there waste water drainage or snow removal in place.

JR Hoell: I would put the driveway to the south side of the three buildings. The parking lot would be between the buildings. Snow could be pushed to the north side.

C. Stelmach: Would this be fenced in and locked every night?

JR Hoell: It would be fenced on the north side. I don't see any need for gated access. This is not a dangerous property. I don't see anyone wanting to play in the parking lot unless someone wants to skateboard.

M. Somers: Would there be any reason that driveways could not be on either end of the lot?

JR Hoell: I thought that the driveway to the Hooksett Road would be northbound only and maybe have something on Mammoth Road so that if someone wants to go southbound on Hooksett Road they would have to go to Mammoth Road. That is just an idea.

D. Boutin: Have you presented this to the Fire Department?

JR Hoell: I have not.

D. Boutin: With regard to moving snow to the north side of the property, the Fire Department is going to be looking for access all around the property. It is questionable if a fire truck could get around there. You said a right turn north out of the property?

JR Hoell: If I was the DOT engineer that is what I would want to see.

D. Boutin: Access from Mammoth?

136 JR Hoell: In and out on Hooksett Rd. and an exit only on Mammoth. I would leave the driveway up to
137 DOT. If I can't develop this I am not going to spend my time trying to get approvals from DOT and
138 Fire.

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140 D. Boutin: I would be hard pressed to make any decision tonight without more information. There are
141 a lot of unanswered questions.

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143 D. Marshall: The issues that you are facing would be: 1) Buffers that would require a waiver; 2) Ac-
144 cess to the property. Under state law you are entitled to an access point but the design of that can cripple
145 you; 3) Access from both ends of the property; 4) Drainage issues; 5) Snow storage; and 6) Parking.
146 You will need to develop a workable plan that shows where you want your access and make your pur-
147 chase contingent upon the actions of the Planning Board.

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149 D. Boutin: If you switched the orientation you would be able to meet the buffer zone. You could also
150 emove Building 2.

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152 JR Hoell: With the 50' setbacks there would be insufficient room for parking. I think putting a build-
153 ing inside of the hill would be the best thing to do for the elevation change.

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155 C. Stelmach: Do you know from the owner if any test pits for a well have ever been dug?

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157 JR Hoell: I do not believe that has been done. The soil type is high drainage. There are some gullies
158 where rain runoff has collected. Adjacent to the road is a culvert for any surface run-off.

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160 C. Stelmach: Do you know how much sand is there?

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162 JR Hoell: Several feet worth of sand before we hit ledge. What would my next steps be?

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164 D. Marshall: You would have to file a plan with elevations, location, plan design, landscaping, and
165 parking and request a waiver.

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167 N. Williams: In order to apply for the waiver would the Board like him to apply for a full site plan or a
168 waiver specifically to allow to impede within the required buffer?

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170 D. Marshall: To apply for the waiver would be the first step and the biggest hurdle. Then you would
171 have to make the decision to file the site plan.

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173 JR Hoell: Without being able to impede on the 50' buffer we will look elsewhere.

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175 D. Winterton: I am not sure waiving the buffer zone would be favorable to impeding on the buffer
176 zone.

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178 JR Hoell: We could take Building 2 and turn it into residential garages.

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180 D. Boutin: It sounds logical to you but not always to the neighbors. You would have to notify the
181 condo association and they would decide what their position would be. We do have other storage facili-
182 ties in town.

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JR Hoell: Should I contact the condo association?

D. Boutin: I would suggest speaking with your residential abutters, then apply for the waiver with detail so the Board can understand what the set back would be, then do the site plan.

OTHER BUSINESS

2. MASTER PLAN

D. Marshall asked the Board to consider having a workshop regarding the Master Plan. He stated that land use would be the most important thing to go over. He mentioned that some members of the Board would like paper copies of the Master Plan and those would be provided. N. Williams went over the draft Master Plan and stated that a Master Plan should be looked at continuously and that it is never complete. D. Boutin mentioned the area of the Master Plan that has caused a lot of concern is the housing and distinguish between low-income housing and workforce housing. The focus would be what type of work force housing would be encouraged and where it would be encouraged.

A workshop was scheduled for February 25, 2021 at 6:00 pm.

ADJOURNMENT

D. Boutin motioned to adjourn at 7:08 pm. Seconded by D. Winterton.

Roll Call

- C. Stelmach - Yes**
- D. Winterton - Yes**
- D. Boutin - Yes**
- M. Somers - Yes**
- D. Prichette Volk - Yes**
- D. Marshall - Yes**

Motion carried unanimously with a vote of 6-0.

The next meeting of the Planning Board will be held February 1, 2021 at 6:00 pm.

Respectfully submitted by,

/s/ AnnMarie Scott

**AnnMarie Scott
Recording Clerk**