

**Official**

**HOOKSETT PLANNING BOARD MEETING**

**ZOOM Meeting**

**Monday, March 1, 2021**

**6:00 PM**

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

**PLEDGE OF ALLEGIANCE**

**INTRODUCE MEMBERS OF THE BOARD (via roll call)**

**PRESENT: Richard (Dick) Marshall (Chairman), Matt Reed, Paul Scarpetti, Mike Somers, and David Boutin (Town Council Representative);**

**ALTERNATES: Don Winterton, Denise Pichette Volk, and Robert Duhaime (arrived at 6:26 pm)**

**EXCUSED: Tom Walsh (Vice-Chairman) and Chris Stelmach**

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

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

**APPROVAL OF MINUTES OF JANUARY 25 AND FEBRUARY 1, 2021**

**January 25, 2021 Meeting – D. Boutin motioned to approve the minutes of the January 25, 2021 meeting. Seconded by D. Winterton.**

D. Pichette Volk had one amendment: Her name should read Pichette as opposed to “Prichette.”

**Roll Call**

**D. Winterton - Yes**

**D. Boutin - Yes**

**M. Somers - Yes**

**D. Pichette Volk - Yes**

**P. Scarpetti - Abstain due to not being in attendance**

**M. Reed - Yes**

**D. Marshall - Yes**

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

**February 1, 2021 Meeting** – *D. Winterton motioned to approve the minutes of the February 1, 2021 meeting. Seconded by D. Prichette Volk.*

D. Pichette Volk had one amendment: Her name should read Pichette as opposed to “Prichette.”

**Roll Call**

D. Winterton - Yes  
D. Boutin - Abstain  
M. Somers - Yes  
D. Prichette Volk - Yes  
P. Scarpetti - Abstain  
M. Reed - Yes  
D. Marshall - Yes

**Motion carried unanimously with a vote of 5-0.**

**COMPLETENESS REVIEW AND PUBLIC HEARING**

1. **BLUEBIRD HOOKSETT, LLC #2020-34**  
**7 College Park Drive and 10 Bursar Road, Map 14, Lots 1-10-2 and 1-10-1**  
**Site plan application for a two story self-storage facility**

Waiver Request for Item 11-12-2-JJ under the development regulations.

*D. Boutin motioned to approve the waiver request for Bluebird Hooksett, LLC #2020-34, 7 College Park Drive and 10 Bursar Road, Map 14, Lots 1-10-2 and 1-10-1. Seconded by P. Scarpetti.*

B. Thomas: The development regulations call for 3:1 slopes on a detention basin. They want to change the type of slopes and use stabilization fabric. The upper will be 2:1 slopes with rip rap over them. I will be there to inspect the job and that is why I recommend approving the waiver.

**Roll Call**

D. Winterton - Yes  
D. Boutin - Yes  
M. Somers - Yes  
D. Pichette Volk - Yes  
P. Scarpetti - Yes  
M. Reed - Yes  
D. Marshall - Yes

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

D. Boutin: We have a memo from the Town Engineer with items that need to be addressed.

B. Thomas: They have addressed all of my comments. Earlier this afternoon I sent a letter to that effect.

Amy Sanders (Russ and O'Neil): With me is Willie Brown and and Bill Goodison from Bluebird Storage.

Amy Sanders went through the site plans in detail: This site is located just south of Campus Drive and DW Highway. These lots are owned by two different property owners, Bluebird Hooksett to the right and Greenview Management to the left. Once Bluebird owns both properties the lots would be merged, the line with the "z" would be abandoned and this would become one lot. There are some wetlands that come from Backwater Road, goes under a culvert, and there is a wetland pocket. On the south side of the existing Blue Bird there are additional wetlands. None of the wetlands on the east side of Bursar Road would be impacted by the wetlands. There will be two small wetland impacts just are just under 1,100 sq. ft. We have applied for a dredge and fill permit with the state. There is some pavement that will be removed. There are a series of existing drainage easements that were done as part of the original Blue Bird development. There is are drainage swails along Bersar Road that runs along the common property line. There are a couple of small detention areas that are going to be eliminated and the stormwater will be managed in a different way. We are going to utilize the existing Blue Bird driveway and add an access point off of that. This will be a two story facility. The second floor will be accessed on the opposite side, similar to the existing building. There will be parking for twelve in front and six in back. There will be a canopy on the east and west side to aide people with coverage when picking up and dropping off. There will be handicapped parking, automatic sliding doors, and a drive isle that extends along the perimeter for fire access. We are proposing snow storage areas, but that can be extended. There will be a guardrail that protects against the slopes on the north side of the building. Most of the site is graded to discharge stormwater to catch basin on the property. The catch basin are located off line so we can do pretreatment. The discharges will go to stormwater ponds. On the north side of the building there are two separate ponds that act independently. They connect and discharges over land to the existing catch basin. Part of the waiver that was approved has to do with the slopes inside the pond. This will have 3:1 slopes and outside of the pond area, on the exterior of the pond, will be 2:1 slopes. The 2:1 slopes will be reinforced with rip rap. There will be erosion control stone at the outlets. We are going to reinforce the 3:1 slopes with erosion control blankets. We are adding a curb along the west side of Bursar Road and a catch basin that will be piped across the road and be discharged on our site, captured and discharged into the stormwater pond. When the original development was done there were underground conduits under Bursar Road that allowed for future connection. We are going to extend electric, telephone and cable. It will go to a transformer and extend the underground power, cable and telephone into the electric room. There is existing underground gas that parallels Bursar Road. We are going to tap off that line directly into the building. There is an 8" water main that connects to the existing Blue Bird building. We are going to tap off of that and it will be the fire service. This will be sprinkled completely. There will be an on site septic system. Lighting will be provided along perimeter with wall mounted fixtures. There are two pole mounted fixtures on the on the east side and three on the west side of the building. They are cut off luminaires and LED. As far as landscape, we are going to protect three existing trees and add three trees along Bursar Road. We will have a various mix of shrubbery on the north and south sides of the building and at each entrance. The architecture will be similar in style and appearance to the existing building. The main difference is the canopy in the front.

D. Winterton: Are there any elevators in the building?

Willie Brown: There will be an elevator similar to the one that is in the existing building.

D. Pichette Volk: Is Bursar Road a town maintained road?

W. Brown: We maintain the road in the winter with plowing and salting.

D. Pichette Volk: You stated that when Bursar Road acquires the property the existing lot line will be eliminated. Is there a process by which the lot line is eliminated?

A. Sanders: My understanding is a form gets filled out and sent to the registry.

N. Williams: It would be a voluntary merger.

R. Duhaime: Is there something we had put on the Master Plan as far as brick on that corner lot to mimic the look of the Mount St. Mary's building?

D. Marshall: I do not think there was a condition, it was just a suggestion.

R. Duhaime: This will look like the other Blue Bird storage facility?

A. Sanders: Yes.

Open public hearing

No public comments

Close public hearing.

***D. Boutin motioned to approve the site plan application for a two story self-storage facility for Blue-bird Hooksett, LLC #2020-34, 7 College Park Drive and 10 Bursar Road, Map 14, Lots 1-10-2 and 1-10-1. Secoded by D. Winterton.***

D. Boutin: In light of the fact the applicant has addressed all of the concerns by the Town Engineer. I think this is one of the most thorough plans I have seen in a long time and they have addressed all of the issues.

### **Roll Call**

**D. Winterton - Yes**

**D. Boutin - Yes**

**M. Somers - Yes**

**D. Pichette Volk - Yes**

**P. Scarpetti - Yes**

**M. Reed - Yes**

**D. Marshall - Yes**

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

**OTHER BUSINESS**

**2. TOWN DEVELOPMENT UPDATE/PROJECT STATUS UPDATE**

N. Williams discussed many CO's that have been issued as well as new proposals. He discussed the Economic Development Advisory Committee. He updated the Board on the status of the Exit 11 matters currently before the ZBA. He stated the CIP Committee needs two volunteers to serve. Rob Duhaime and Matt Reed volunteered to serve on the CIP Committee. It was announced that a Town Code Enforcement Officer has been hired; Dana Pintergast is coming to us from Pembroke and before that Allenstown.

**ADJOURNMENT**

*D. Boutin motioned to adjourn at 6:43 pm. Seconded by M. Reed.*

**Roll Call**

D. Winterton - Yes  
D. Boutin - Yes  
M. Somers - Yes  
D. Pichette Volk - Yes  
P. Scarpetti - Yes  
M. Reed - Yes  
D. Marshall - Yes

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

**The next meeting of the Planning Board will be held March 15, 2021 at 6:00 pm.**

**Respectfully submitted by,**

**/s/ AnnMarie Scott**

**AnnMarie Scott  
Recording Clerk**