

1 Official

2
3 **HOOKSETT PLANNING BOARD MEETING**

4 **ZOOM Meeting**

5 **Monday, April 5, 2021**

6 **6:00 PM**

7
8 **MEETING CALLED TO ORDER AT 6:00 P.M.**

9
10 **PLEDGE OF ALLEGIANCE**

11
12 **INTRODUCE MEMBERS OF THE BOARD (via roll call)**

13
14 **PRESENT: Richard (Dick) Marshall (Chairman), Tom Walsh (Vice-Chairman), Matt Reed, Paul**
15 **Scarpetti, Mike Somers, Chris Stelmach, and David Boutin (Town Council Representative)**

16
17 **ALTERNATES: Don Winterton, Denise Pichette Volk, and Robert Duhaime**

18
19 **EXCUSED:**

20
21 **STAFF: Nicholas Williams (Town Planner)**

22
23 **APPROVAL OF MINUTES OF MARCH 15, 2021**

24
25 **March 15, 2021 Meeting – D. Boutin motioned to approve the minutes of the March 15, 2021**
26 **meeting. Seconded by P. Scarpetti.**

27 **Roll Call**

28
29 **D. Boutin - Yes**

30 **T. Walsh - Abstain**

31 **M. Somers - Yes**

32 **P. Scarpetti - Yes**

33 **M. Reed - Yes**

34 **C. Stelmach - Abstain**

35 **D. Marshall - Yes**

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

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APPEAL

**1. BLUEBIRD SELF STORAGE #2021-05
7 College Park Drive and 10 Bursar Road, Map 14, Lots 1-10-1 and 1-10-2
Impact fee appeal**

N. Williams gave a background on the impact fees for Bluebird Self Storage.

Attorney John Cronin (Cronin, Bisson, and Zalinsky): Mr. Goodison is present. There are two ways to come to what an impact should be and neither of those two factors apply in this case. We think this should be the same as what we paid for a similar building in 2016. The biggest number is based on roads and they don't analyze the specific use. Your calculation assumes the use is creating an impact. We would like to avoid any controversy and agree to what we paid for in the prior case.

P. Scarpetti: How did they come to \$29,000 back when they did the first building? Was there a calculation made?

Attorney Cronin: I think we identified the math error and argued about the square foot method. I think it was a give and take and came up with a number that dealt with the life safety issues. This building, being new, has all of the life safety taken care of. I think it was negotiated and it was not a strict calculation.

D. Winterton: I voted on that impact fee the last time. We asked Attorney Cronin what they paid for impact fees in other municipalities. The \$29,000 was the highest impact fee they paid.

Attorney Cronin: I cannot clarify that but there was a give and take. I know it was not a scientific calculation.

T. Walsh: I remember Manchester being brought up and it was around the \$25,000 mark.

R. Duhaime: How was this not caught at TRC and by the Town Planner if this problem happened in the past? How long ago did Nick know they were going to bring this in? This could have been mentioned at the last meeting.

D. Marshall: My recollection is that it was a negotiated fee. Over the last two decades we have negotiated impact fees well after the plan was approved. In many cases they could not get the CO because the impact fees were not paid. I find nothing different in this procedure or about this process. Nicholas has done his job.

Attorney Cronin: In this case we could have paid it under protest and gone to court. We try to address it through the planning process.

D. Boutin: Attorney Cronin, your last plan was approved in 2016 and it is now five years later. Assuming a three percent increase a year, that is 15 percent. Don't you agree the \$29,000 should be increased by 15 percent?

92 Attorney Cronin: I think that is a valid argument. I don't know what the town is making on its deposits
93 but I doubt it is three percent.

94
95 N. Williams: It would increase it by about \$3,200.

96
97 D. Boutin: Why don't we round it out to \$33,000?

98
99 Attorney Cronin: I will do that if Mr. Boutin can tell me where he has three percent on his money.

100
101 D. Marshall: Are you agreeing to \$33,000?

102
103 B. Goodison: Yes.

104
105 **Open to public comments.**

106 **No public comments.**

107 **Close to public comments.**

108
109 *D. Boutin motioned to approve the impact fee for Bluebird Self Storage, #2021-05, 7 College Park
110 Drive and 10 Bursar Road, Map 14, Lots 1-10-1 and 1-10-2, be set at \$33,000. Seconded by M. Reed.*

111
112 **Roll Call**

113
114 **D. Boutin - Yes**

115 **T. Walsh - Yes**

116 **M. Somers - Yes**

117 **P. Scarpetti - Yes**

118 **M. Reed - Yes**

119 **C. Stelmach - No**

120 **D. Marshall - No**

121
122 **Motion carried with a vote of 5-2.**

123
124 **OTHER BUSINESS**

125
126 *D. Boutin motioned to have the Chairman sign a letter from the Board to the Town Administrator
127 asking the funds to pay for an update of the impact fee ordinance. Seconded by P. Scarpetti.*

128
129 D. Boutin: I think we need to set a precedent so people do not have to keep coming back in. I agree
130 with Matt we set a precedent with them before. We have to have a fair and equal rate for everyone.

131
132 T. Walsh: I also agree and that is why I voted the way I did. We did set the precedent. This needs to be
133 looked at.

134
135 N. Williams: I have been of the opinion for a long time we need a third party to look at this.

136
137 **Roll Call**

138

139 **D. Boutin - Yes**
140 **T. Walsh - Yes**
141 **M. Somers - Yes**
142 **P. Scarpetti - Yes**
143 **M. Reed - Yes**
144 **C. Stelmach - Yes**
145 **D. Marshall - Yes**

146
147 **Motion carried with a vote of 7-0.**

148
149 D. Marshall stated that he is going to be resigning as Chairman of the Planning Board for personal
150 reasons. The members of the Board thanked him for his service and expressed their sincere
151 appreciation for all he has taught them and done for the Town of Hooksett.

152
153 *D. Boutin motioned to appoint Tom Walsh as Chairman of the Planning Board and Matt Reed as*
154 *Vice Chairman of the Planning Board. Seconded by P. Scarpetti.*

155
156 **Roll Call**

157
158 **D. Boutin - Yes**
159 **T. Walsh - Yes**
160 **M. Somers - Yes**
161 **P. Scarpetti - Yes**
162 **M. Reed - Yes**
163 **C. Stelmach - Yes**
164 **D. Marshall - Yes**

165
166 **Motion carried with a vote of 6-1.**

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168 **ADJOURNMENT**

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170 *D. Boutin motioned to adjourn at 6:39 pm. Seconded by M. Reed.*

171
172 **Roll Call**

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174 **D. Boutin - Yes**
175 **T. Walsh - Yes**
176 **M. Somers - Yes**
177 **P. Scarpetti - Yes**
178 **M. Reed - Yes**
179 **C. Stelmach - Yes**
180 **D. Marshall - Yes**

181
182 **Motion carried unanimously with a vote of 7-0.**

183
184 **The next meeting of the Planning Board will be held April 19, 2021 at 6:00 pm.**

185

186 **Respectfully submitted by,**

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188 **/s/ AnnMarie Scott**

189

190 **AnnMarie Scott**

191 **Recording Clerk**