

Official

HOOKSETT PLANNING BOARD MEETING

Hooksett Town Hall Gymnasium

Monday, April 19, 2021

6:00 PM

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

PLEDGE OF ALLEGIANCE

INTRODUCE MEMBERS OF THE BOARD

PRESENT: Tom Walsh (Chairman), Matt Reed (Vice-Chairman), Paul Scarpetti, Mike Somers, Chris Stelmach, and David Boutin (Town Council Representative)

ALTERNATES: Don Winterton, Denise Pichette Volk, and Robert Duhaime

EXCUSED: Richard Marshall

STAFF: Nicholas Williams (Town Planner)

D. Winterton will be a voting member.

APPROVAL OF MINUTES OF APRIL 5, 2021

April 5, 2021 Meeting – D. Boutin motioned to approve the minutes of the April 5, 2021 meeting. Seconded by M. Somers.

D. Pichette Volk: Line 163 should be a vote of “No.”

Motion carried unanimously with a vote of 7-0.

WAIVERS

- 1. 1378 REALTY TRUST #2021-06
1135 Hooksett Road, Map 41, Lot 10
Waiver Requests for Use and Side Yard Setbacks**

David Jordan (1378 Realty Trust): We were before you in July and August of 2020. This is for a residential style townhouse located in the PZ. Mr. Mastriano has owned this property since 2004. When he bought the property the front half was zoned commercial and the back half was zoned MDR. A year or two later the commercial portion was rezoned to PZ. In 2006, the PZ was enacted. A year or two later all of the lots that were split by the PZ/MDR line were rezoned to be all PZ. While this property has frontage on both Hooksett Road and access on Mammoth Road, the entire property is zoned PZ. In 2014, Mr. Mastriano was granted a zoning variance by the ZBA to have an eight unit townhouse style building on this property. Subsequent to that a site plan was filed with the Planning Board in 2014-

44 2015. Subsequent to the ZBA action, there was a reduction from eight units to six. That plan was pur-
45 sued with this Board around 2016 and was close to being complete, however, for a variety of reasons
46 the project was put on hold. The zoning variance that was granted lapsed. In 2017-2018 our office
47 heard from Mr. Mastriano who asked us to do something with this. It has been on the market all of this
48 time. It is a fairly narrow lot and does not support a commercial use. There is a steep slope. What was
49 on this lot was a house that was converted into a day care and now sits abandoned. In 2019, when we
50 became involved, we sat with Nick Williams and tried to map out a path to this. We were told we
51 needed a zoning variance. That was in 2020. We were ready to move forward and found out the PZ is
52 administered by the Planning Board and the ZBA has no jurisdiction. In July/August of last year we
53 presented a six unit townhouse style plan to this Board. There was a discussion and what came out of it
54 was good recommendations. We heard that two or three members were not comfortable with the six
55 units but might be comfortable with four units. We are back now with one building that has four units.
56 The abutting lots on Mammoth Road are zoned MDR. The lot to the north of us is also zoned PZ but
57 that property is in residential use. The first waiver we are requesting is a use variance because residen-
58 tial uses are allowed in the PZ. The applicant believes that the only viable option at this point is a resi-
59 dential use. The second waiver is for the side setbacks. There is a requirement that the side setbacks are
60 1:1. In relation to building height, whatever the building height is, as defined by your zoning ordinance,
61 the side yard setback needs to equal that. The topography of the land hurts us. The building height is
62 defined by the average finished grade around the building. Because of the steep slope, the side of the
63 building that has the front door and the garage is at first floor level. The land drops off toward Hooksett
64 Road so the basement is a walk out basement. In the back it appears that there are three stories; the
65 basement plus two living floors as opposed to the other side that is just two floors.

66
67 Chris Mastriano: I have been trying to get something approved on this lot for the past fifteen years.
68 This was initially bought for business. In 2002 when I came to Hooksett I bought 1378 Hooksett Road
69 where the Auto-mania building is now. I built that. That property is in an aquifer zone so we could not
70 put a service department in there. Therefore, we purchased 1135 Hooksett Road. The first approval we
71 got was a three bay service facility on the front portion of the lot and a duplex on the back of the lot.
72 My partner and I broke up and we did not continue that process. I retained the properties in Hooksett
73 and he retained the property in Plaistow. Due to that break up we were not able to finish that project. I
74 went to the ZBA years later and was able to accomplish getting eight units approved. Due to health rea-
75 sons I was not able to move forward at that time and that process ran out on me. I have been wanting to
76 get something approved on this lot to finish this investment. I want to put an end to this where the con-
77 clusion is either selling this property or building something on it so I can move forward with my life.
78 Since I bought this I have spent \$65,000 on taxes and \$70,000 on engineering fees. I live in Atkinson
79 and was unaware of the zoning change to only be able to put a commercial building there. I did not get
80 any notification. It was difficult for me to pinpoint what I could do and that is why I went through with
81 the units. I felt the best and highest use would be to put units on this property due to the residential
82 abutting it. The last time we came we proposed six units which did not lead anywhere. We were told
83 four units would be proper and that is what we are now proposing. I would like to move on from this
84 horrible investment. I do not think think it is unreasonable to request a four unit building on this prop-
85 erty, clean up the lot, and increase the tax base. I am serious about getting this done and have made a
86 lot of concessions to help out neighbors and reduce units. I am just looking to move forward.

87
88 D. Jordan: We would like to discuss the waiver requests. If we are successful we will be back before
89 this board with a full site plan application and we will be able to go through the full engineering plan.

90 We have already given a lot of thought to drainage, sewer, water, buffering, and screening. We have a
91 permit from NH DOT for the driveway off of Mammoth Road which allows us up to six units.
92

93 T. Walsh: We will start with the first waiver: USE - A Waiver of Article 10-A Section E: Permitted
94 uses is requested to allow multi-family use on the property, contingent upon subsequent site plan re-
95 view and approval by the Hooksett Planning Board.
96

97 D. Boutin: This neighborhood is primarily residential and this lot is not conducive to commercial. I
98 think this would be a good way to bring housing to Hooksett and think it would be a good addition to
99 this town.
100

101 R. Duhaime: When we put the PZ in place we talked a lot about Bedford where there is a lot of com-
102 mercial/residential mixed use, but you do not see it. With how far back this is from DW Highway, and
103 with proper screening, people are not going to see this from distance. With having the driveway on
104 Mammoth Road, reducing the units to four, the landscape, and fence I think this is something the board
105 could approve and move forward with the design.
106

107 T. Walsh: Is the building that you are proposing within what used to be MDR before the zoning
108 changed?
109

110 D. Jordan: It may be right on the line.
111

112 T. Walsh: The last time you were here you were talking about building six units and the overall con-
113 sensus was that was too many to fit in. When four units came up I don't know if the expectation was to
114 see them packed into a point where you are looking for a waiver on the set back. Is it the terrain that
115 prohibits this from being spun in the other direction?
116

117 D. Jordan: It presents itself better the way we have designed it.
118

119 Open public hearing.
120

121 Charles Windhausen (110 Mammoth Road): Myself and my neighbor are adamantly opposed to any
122 large units going in behind us. If you were standing at my house you would notice all four of these
123 units. They would be looking on top of my property. The amount of trees you would have to build to
124 retain my privacy would be hinging on my rights with my property. I have also argued the driveway.
125 We were told when we bought our property we could not put a driveway in on that side. I want to con-
126 firm there is proper buffer on the driveway on either side.
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128 D. Boutin: There is no buffer requirement for a driveway.
129

130 N. Williams: With residential uses abutting each other there is no requirement for a driveway.
131

132 C. Windhausen: There has been mention of a 108 Mammoth Road? Has that been approved?
133

134 T. Walsh: That will have to be looked into. It seems odd to get an address other than the original one
135 before anything has been approved.
136

137 C. Windhausen: Where did the four units come from? Is there a way the Planning Board could limit
138 the number of units on the property?

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140 T. Walsh: We should be sticking to the change of use matter at this time.

141
142 C. Windhausen: There are all single family homes around this. I would prefer a minimum of a single
143 family or duplex on this lot. With six units there are 18 cars for a small driveway and that is a lot pull-
144 ing onto Mammoth Road. The design is for the houses facing my property. I do not understand why
145 they have not come to the board with a design that is less infringing on the abutters.

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147 D. Boutin: What is the distance from the back of your house to these units?

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149 D. Jordan: House to house is 150'.

150
151 D. Boutin: Would you say that is a large setback from your property? I am trying to grasp how a 150'
152 setback affects your property.

153
154 C. Windhausen: There is nothing there now. They are talking about building up and the height of the
155 units would look down onto our property.

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157 D. Boutin: What is the elevation of the land of these units based on your land?

158
159 C. Windhausen: They have talked about building up and not keeping the same slope so I am not sure.

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161 D. Jordan: The first floor is 14' lower than the Windhausen house with a pitched roof. The roof
162 matched up with the Windhausen house.

163
164 D. Boutin: I am trying to figure out your hardship. Maybe they could put in more evergreen trees that
165 would create more screening. Would that satisfy you?

166
167 D. Jordan: I don't understand why they cannot flip the building.

168
169 D. Boutin: The contour of the land does not satisfy that design. Would the evergreen trees satisfy you?

170
171 D. Jordan: I cannot say that at this time.

172
173 Michelle Kenney (106 Mammoth Road): I have been there since 1981. It has been quiet. Since we
174 have been there we have seen many developments go in. Most of the traffic from the VA hospital is
175 coming down our road. In the early 2000's someone drove through my yard into where the proposed
176 driveway would be. I have a chainlink fence. It is a dangerous area. Having three driveways so close
177 with plowing concerns me. My husband got hit backing out of our driveway. I am concerned about my
178 property value. When you buy a property you have to deal with what you have. I am asking considera-
179 tion due to the traffic and the growth of the area.

180
181 D. Boutin: For many years I was a commercial appraiser and what you are saying is not uncommon.
182 This building is about 300' from your house. This not an uncommon type of residential use. How
183 would this affect your property value?

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M. Kenney: I am concerned about the driveways.

D. Boutin: From the corner of your house it is about 24'. How close is that from the proposed driveway?

M. Kenney: We have a bit of a space between. I can't get out of my driveway now. If they could go out Hooksett Road I would not have as much of a problem with this. Where is their snow going to go?

D. Boutin: It will go to the back of the building. It is not uncommon to see driveways close like that along a road like Mammoth Road. I don't understand how it will affect your property value.

M. Kenney: It is all single family and this is a condo type thing.

M. Reed: For a buffer would you prefer a fence or trees?

M. Kenney: A privacy fence might help the issue.

Close public hearing.

P. Scarpetti: I know the applicant has been here and they have tried to work with us. The first proposal was 25' and now it is 90'. The building there now is a mess and this would look nicer. This would be a nice addition and we will work with the abutters as far as the buffers.

R. Duhaime: Traffic is not going away and you knew this would develop sooner or later. You are not going to hear a commercial business and you will be more insulated from noise with this building. This is a good compromise.

D. Boutin motioned to approve the waiver from Article 10-A Section E - USE: Permitted uses is requested to allow multi-family use on the property, contingent upon subsequent site plan review and approval by the Hooksett Planning Board for four units for 1378 Realty Trust #2021-06, 1135 Hooksett Road, Map 41, Lot 10. Seconded by P. Scarpetti.

T. Walsh: This application tears me apart. I know you have been working at this for a long time. A few months ago we thought that maybe it was a possibility to have four units. A lot has changed since then. The conversation of changing use by a board has come up on some big properties with some significant changes and one case with LDR. I have been vocal on my opposition to allow boards to zone by variance. I need to be consistent. That is the only reason I will not support this. I would entertain working with you to get it changed on the warrant next year to residential. I think that would make sense.

N. Williams recommended to specify the density that has been presented to four units.

Roll Call

M. Somers: - Yes

D. Winterton - Yes

P. Scarpetti - Yes because this has a history going back quite a ways.

231 **C. Stelmach: - Yes**

232 **M. Reed: - Yes**

233 **D. Boutin: - Yes**

234 **T. Walsh - No**

235

236 **Motion carried with a vote of 6-1.**

237

238 T. Walsh: The second waiver request is for a waiver of Article 10-A Section F Dimensional Performance Standards to allow a side yard setback of 16' (approximately 0.6:1 where a 1:1 setback (approximately 25') is required.

241

242 Open public hearing.

243 No public comments.

244 Close public hearing.

245

246 ***D. Boutin motioned to approve the waiver from Article 10-A Section F Dimensional Performance Standards to allow a side yard setback of 16' (approximately 0.6:1 where a 1:1 setback (approximately 25') is required. Seconded by D. Winterton.***

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250 R. Duhaime: If this is approved the abutters are welcome to come back to take part in the negotiation phase.

251

252 T. Walsh: What is the distance between their fire lane and unit one?

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255 D. Jordan: About 5'.

256

257 T. Walsh: I would hope you will look at the configuration based on the comments of the abutters.

258

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

260

261 **COMPLETENESS REVIEW AND PUBLIC HEARING**

262 **2. KAB PROPERTIES, LLC #2021-03**

263 **1562 Hooksett Road, Map 13, Lot 45**

264 **Site plan for Domino's Plaza**

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266 D. Boutin recused himself due to being an abutter. R. Duhaime will be a voting member.

267

268 T. Walsh: Are the plans complete?

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270 N. Williams: Yes.

271

272 ***D. Winterton motioned to find the plans complete for Domino's Plaza complete for KAB Properties, LLC #2021-03, 1562 Hooksett Road, Map 13, Lot 45. Seconded by R. Duhaime. Motion carried unanimously with a vote of 7-0.***

274

275 Stephen Mayer (Civil Engineer - Allen & Major Associates, Inc.): This project includes 2,400 sq. ft. Domino's restaurant with a pick-up window which is the front building. The back side is a 1,900 sq. ft.

277

278 retail building. There is also an ATM kiosk proposed near Hooksett Road. There are 62 off street park-
279 ing spaces proposed with room for tractor trailers to circulate throughout the site. We provide nine
280 stacking where six are required. We met with TRC on March 1, 2021 and addressed their comments.
281 We also had a review by the town engineer and his comments are being addressed.

282
283 Scott Thornton (Vanasse and Associates): We prepared a standard traffic assessment for this project.
284 We contacted Nick Williams to get information on projects within the town as well as NH DOT for the
285 driveway permit.

286
287 Scott Thornton presented slides relative to his traffic study and discussed the trip generation summary,
288 site distance, and a summary of traffic impact analysis (attached).

289
290 M. Reed: You said you used the traffic counter in Bow. Why would you not use the traffic counter on
291 Main Street?

292
293 S. Thornton: Due to the change of traffic flow.

294
295 D. Pichette Volk: What would be the hours of operation for the business and would there be a delivery
296 service?

297
298 Keith Bell: There would be a delivery service and the traffic analysis took that into account.

299
300 S. Thornton: Carry out, pick up, and delivery are accounted for.

301
302 P. Scarpetti: The traffic pattern is concerning due to the gas station and is a huge issue. Have you had
303 any discussions with the Mobile? They are competing businesses. If someone gets a pizza they might
304 want to get a soda as well. Putting a cut through in might be beneficial.

305
306 R. Duhaime: You already have state permits on the driveway? I am curious if the state had any com-
307 ments on the wide turn lanes. If someone wants to cut in line they could and back out onto DW High-
308 way?

309
310 S. Thornton: We are in the process of trying to get state driveway permits and expect the state to weigh
311 in.

312
313 K. Bell: We have a restaurant in Athol, MA and I have never seen more than two cars in line. There is
314 no place to order. It is just for pick up.

315
316 C. Stelmach: Is the traffic for the Dominos or the whole place?

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318 S. Thornton: The whole place.

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320 D. Pichette Volk: Is there a specific type of tenant?

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322 S. Thornton: We assume generic retail for the back and one lane for the ATM. The Dominos is similar.

323

324 N. Williams: They will come back in to conduct an occupancy review. If there are substantial in-
325 creases in traffic by the proposed tenant they would have to come back to this board.
326

327 D. Winterton: A little south of where you are building, the GE hires police detail for traffic. When they
328 are done with GE they work with ProCon to let their employees out. I appreciate your doing your traf-
329 fic study but that is a concern of mine.
330

331 S. Thornton: When there are shifts of a lot of employees coming out at once it is not uncommon to
332 have police detail. We are expecting half of the traffic coming out of this site at Dale Road.
333

334 T. Walsh: Are there any questions as far as the site plan?
335

336 R. Duhaime: What will the building look like?
337

338 K. Bell: The one in Athol is a former Burger King so we had to go with what was there. This won't be
339 like a regular stamped store. We have made some changes due to town requests.
340

341 R. Duhaime: Will the sign be as big as the one in Athol?
342

343 K. Bell: We have to go to the town to see how big the sign can be.
344

345 P. Scarpetti: I appreciate you getting closer to our architectural designs. If you look at Starbucks they
346 have the vertical siding and a pitched roof. I think you need to take another look at the Dominos. We
347 can work with you on the back but you need to take a closer look at our architectural designs.
348

349 T. Walsh: Does staff have any input?
350

351 N. Williams: We received comments from DOT this afternoon. The most substantial recommendation
352 was to limit the southbound access to an exit only. That will change on the site plan. With regard to the
353 architectural design that was discussed at the TRC. They came back with a flat roof. How would the
354 board like me to assess the impact fees? The drive through component puts it into a different category.
355 A quick service restaurant with drive-thru is assessed with an impact fee for the traffic \$14.72 sq. ft. It
356 is \$4.72 for a high turnover restaurant.
357

358 R. Duhaime: If NH DOT comments that you will need to switch entrances will you be putting the sign
359 on the other side?
360

361 S. Thornton: It would make more sense to have the signage at the entrance.
362

363 R. Duhaime: Is there signage for the kiosk?
364

365 S. Thornton: There is no signage for the kiosk at this time.
366

367 N. Williams: If another tenant came in their signage would be under the Dominos. They would have to
368 submit a signage application for additional signage.
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370 T. Walsh: That application would be dealt with separately.

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D. Winterton: I saw a note about preparing a right turn lane?

S. Thornton: There is a set of criteria and thresholds. They are asking us to see if a right turn lane would be warranted. If so we would design it.

D. Winterton: Like a slow down lane?

S. Thornton: Yes.

Open public hearing.

No public comments.

Close public hearing.

T. Walsh: I am not concerned with the left turn. I think this is far enough away from Dale and the peak hours of this business does not conflict or add to the issues at the Mobile. A suggestion was given to me to have a flashing light there.

S. Thornton: They are not installing flashing lights anymore. Right after they are installed people pay attention and then they fade into the background.

T. Walsh: Are there any engineering comments?

N. Williams: No and the only direction I need from the board is on the impact fees.

D. Winterton: I don't think they should be put in the same bracket as a McDonalds or Burger King. I suggest the lower impact fee would be appropriate at \$4.72 per sq. ft.

T. Walsh: I agree with the lower impact fee.

R. Duhaime: As far as safety for the town, I would prefer they already had their permits from the state before we vote on this. I also would like to see a smaller sign.

K. Bell: We have made several modifications on that. I want to get clarification on the left hand turn. I do not own this property yet. We are coming up on our due dates to make this a go or not. I am not going to have a Dominos where I cannot have a left hand turn. I need this addressed soon so that we can finish the purchase of the property.

T. Walsh: I am not keen on conditional approvals. There are some outstanding comments. Water wants to wait until you get an approved site plan before they move forward; sewer said you are all set; the fire department says you have a tentative set of drawings, but there is more work they need done; and there are some issue on the drawings with NH DOT and the changes for the driveways and the internal islands.

K. Bell: In two weeks my money becomes non-refundable.

D. Winterton: Does that property have two curb cuts or one?

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D. Boutin: One but it is not wide.

R. Duhaime: With DOT you might be limited to one turn. I do not have an issue with a left hand turn.

P. Scarpetti: They are not restricting your left hand turn and I am fine with it but I think we need to look at it a little closer in order to not restrict the left hand turn.

T. Walsh: DOT puts the entrance north so the only issue would be people leaving Dominos or going north.

P. Scarpetti: It might be pretty busy right there. I want to ensure there is no problem later on. I think you should talk to the neighbor to have a better flow and utilize both businesses.

T. Walsh: That could be done down the road as well.

M. Somers: Could the entrance and exit be flipped?

T. Walsh: I think the entrance would be better at the north end.

R. Duhaime: I think this would be great for the town and I would like to work with you to develop it.

It is a board consensus to have KAB Properties, LLC #2021-03, 1562 Hooksett Road, Map 13, Lot 45 come back to the May 3, 2021 meeting to address ATM signage, NH DOT approvals and/or updates, revisions to the building architecture, and address the comments from fire stating that plan is not complete.

D. Boutin returned.

**3. HIP PEAS FARM, LLC #2021-07
191 West River Road, Map 24, Lot 30
Site plan for a Function Hall**

P. Scarpetti stepped down. Denise Pichette Volk will be a voting member.

T. Walsh: Is the plan complete?

N. Williams: We have everything we need for completeness. There was a discrepancy on the existing conditions plan. We have an updated existing conditions plan that was provided this afternoon. If this is acceptable the plans are complete.

D. Boutin motioned to find the site plan for a function hall complete for Hip Peas Farm, LLC #2021-07, 191 West River Road, Map 24, Lot 30. Seconded by M. Somers. Motion carried unanimously with a vote of 7-0.

Douglas MacGuire (Engineer of record; The Dubay Group, Inc.): There was a discrepancy in the time we did the survey. There were a couple of additional temporary structures that were added to the site

465 plan. Those were not reflected in the existing conditions plan. It was an additional greenhouse and a
466 small chicken coup shed in the upper right hand corner. This is an existing 5.29 acre parcel. It is com-
467 mercially zoned parcel currently being used as a residence as well as for agricultural uses. There are a
468 few open farm areas for plantings and greenhouses. The proposal is for a renovation and restoration to
469 the existing barn to allow for a 150 seat function hall and some associated upgrades for circulation ac-
470 cess, parking, and drainage. We are not adding any new structures but updating what is there. The ex-
471 isting farmhouse and barn would remain but the barn would be restored. The connecting area would be
472 renovated and be an additional more permanent structure for a greenhouse and accommodate the func-
473 tion hall with viable plants for the experience of the function hall. With regard to the grading and drain-
474 age plan, the existing site is on septic and there is a well. We are proposing to connect to the municipal
475 water system that is in the street. That would service the function hall and the existing farm house. We
476 will be proposing to add an additional septic system to accommodate the function hall. There is exist-
477 ing septic for the farmhouse which is in working order. As far as drainage, we are proposing to pave
478 the main front area of parking that would be along the front of the farmhouse and function hall. That
479 would be collected through a closed drainage system and directed to a detention system that would be
480 behind the existing greenhouses. The intent is to mitigate any potential increases in drainage associated
481 with the expanded parking area. We have a full landscaping plan proposed to meet your current re-
482 quirements. The abutters on the right are looking for some additional buffering along that property line.
483 We will update that and reflect it on this plan. The thought is to add some additional berm and allow
484 for some plantings along that berm to increase their vegetated buffer. That will be updated and submit-
485 ted.

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487 D. Boutin: What is the dark oblong object above where the function hall is?
488

489 D. MacGuire: The leach field.
490

491 D. Boutin: I think you should designate it as such.
492

493 D. MacGuire: As far as the lighting plan we are not adding any additional lighting in the greenhouse
494 area. It will be most adjacent to the existing commercial uses.
495

496 C. Stelmach: Is there a swale between two properties?
497

498 D. MacGuire: We are not putting any additional water onto the Bussiere's property. I think we can im-
499 plement some additional measure to allow the water to dissipate. The town engineer has that as a com-
500 ment. That will introduce the water into a sheet type of discharge to an outlet to a swail that allows the
501 water to seep through stone.
502

503 R. Duhaime: Do you need a state permit to move the driveways?
504

505 D. MacGuire: I think due to the change of use NH DOT would want to update their records. I do not
506 think there will be any issues.
507

508 R. Duhaime: Why wouldn't you break up the landscape on the greenhouse side and put some arber-
509 vites on the right hand side to give it a better flow?
510

511 D. MacGuire: That is a good suggestion. We will be adding additional landscape for the abutters. We
512 were focusing on what is being improved but we will take a look at that.

513
514 R. Duhaime: Will there be signage?

515
516 D. MacGuire: We will detail a monument sign at the first driveway. We are assuming the majority of
517 traffic will be coming from the highway. If someone misses the first driveway they would be able to
518 enter at the second driveway. Our intent is to conform with your requirements.

519
520 Dan Lagueux (property owner representing Hip Peas Farm): We were thinking about putting a farmers
521 market in front and did not want to ruin that with a sign.

522
523 R. Duhaime: How far is it from the back to the river?

524
525 D. MacGuire: About 300’.

526
527 D. Pichette Volk: Is the renovation of the barn already in progress?

528
529 D. MacGuire: Yes.

530
531 D. Pichette Volk: The use of the existing house will be what?

532
533 D. MacGuire: An Air BnB.

534
535 T. Walsh: Does that comply with our code as far as the numbers?

536
537 D. MacGuire: Yes.

538
539 R. Duhaime: The greenhouse drains to the back retention pond?

540
541 D. MacGuire: Right now it sheet flows. The intent would be that we are not creating any puddled area.
542 That is why we have structures to capture the whole area and are going with the closed drainage sys-
543 tem.

544
545 Open public hearing.

546
547 Scott Bussiere (16 Scott Avenue): I own the back lot by the river down grade. Why are the roads not
548 shown on the plan? You are misrepresenting the plan. I am concerned about the drainage. I want a level
549 spreader across so that it flows like it used to. The way it is now it will overflow. Bruce said they
550 agreed to a level spreader. I want it in writing. This used to be all farm land. Matt said his land falls un-
551 der farmers rules. He has built a road down my property. He has built a parking lot. They built roads. I
552 expect the town to study the plans and make sure the same amount of water flows on my property as it
553 does now. I want it in writing that all of the water problems will be solved and an engineer has to study
554 that. There will be blasting and I want to be notified a few hours before the blasting. We have horses.
555 They cannot light fireworks there. I hope that issue is addressed. This could still be approved subject to
556 the drainage study.

557

558 Julie Bussiere (16 Scott Avenue): This is two lots. All of the property between the lot line and the river
559 is ours. Contrary to what the engineer said it is not vacant land. It is our homestead. We have four
560 horses. We have seven acres total. We have plans for the future. The land is all agricultural. We have
561 three children and we will develop our land. Eventually there may be homesteads. I would like to also
562 build a barn. We were provided with an old plan. We did not see this new plan that you are being
563 shown. All of the water from their property drains onto our property and it washes out our property and
564 the whole slope. I have rocks tumbling into my horse shelter. There are trenches going down our prop-
565 erty. I would like to see level spreaders to even out the water. There is nothing addressing what will
566 stop the rain water and what will be flowing down hill. We have nothing against this we just want to
567 protect our property from erosion.

568
569 William Light (5 Gullane Road): I want to reinforce what was said about the drainage. That is a very
570 real problem and issue. It looks like a pond sometimes. We have a neighborhood of 20 houses. We
571 have concerns about having 150 partying. We have some people that are retired and others that have
572 new babies. What happens after hours with the people partying at the Air BnB. I would like to see
573 something in writing to specify what is being done to mitigate the water.

574
575 J. Bussiere: When you have the wedding venue, with the greenhouses, what will be the perimeter of
576 folks congregating be? Will there be a perimeter to keep the drunk people at the venue?

577
578 D. Lagueux: At 10:00 pm any outside noise will be brought inside. The party will go on until 12:00
579 am. When the party is over it is over. I do not know if people will stay and tailgate.

580
581 J. Bussiere: Will there be a fence?

582
583 T. Walsh: I don't think it is realistic to build a fence. I think the drainage should be addressed.

584
585 J. Bussiere: There was a request earlier this evening from another applicant for bushes.

586
587 R. Duhaime: That applicant is in the PZ and you are not. That is what differentiates this request.

588
589 D. Lagueux: We can put signage up so that if there is anyone roaming the property they will be aware
590 where the property lines are. We had UNH come to see what would be acceptable to do tours and they
591 suggested signage. We have no problem putting signage up to protect the gardens.

592
593 J. Bussiere: If you put signage up that would protect your gardens which would protect my land.

594
595 D. Lagueux: There is someone on site until the party is done. As far as drunk guests, intoxication is a
596 liability. We make sure our staff is trained to not over-serve people.

597
598 Brian Lacerte (10 Gullane Road): Dan and I discussed arborvitaes and a berm. That had to do with the
599 greenhouses being 20' from the driveway. I spent tens of thousands of dollars on by back yard. I don't
600 want to be competing with a wedding venue on Friday and Saturday nights. We have an association
601 and spend a lot of money on landscaping. The greenhouses went up and driveway was built. I don't
602 want to be contending with wedding venues and loud music. I would not be opposed to having them do
603 a noise test. They had a party and it sounded like the stereo was in my living room. The greenhouse
604 lights are 25' from my property line. I am not complaining about the greenhouses but we had to buy

605 black out curtains. We are also going to have a parking lot. It will make my back yard no longer enjoy-
606 able with the noise and light. With this being being farmland I was under the impression it would not
607 be developed.

608
609 T. Walsh: That is under agricultural use and not covered by statute.

610
611 B. Lacerte: Is the town going to deal with the reduction in my property values? My fence is sitting on
612 top of my berm. We discussed the arborvitaes to the right of my driveway. It is a farm. My concern is
613 the noise of the venue.

614
615 D. Boutin: We have heard there will be noise. The wedding function will be inside the barn correct?
616 You will have a deck? Are you going to be playing music outside of the barn?

617
618 D. Lagueux: Possibly until 10:00 pm.

619
620 D. Boutin: My recommendation is you limit the music to the inside.

621
622 D. Lagueux: I would not want to be told we cannot have a one man band, such as playing a guitar. I
623 would be willing to say bands can play until 8:00 pm. There are a lot of cars around the property that
624 make a lot of noise.

625
626 D. Boutin: A band playing outside is a lot different than a lot of cars driving down West River Road.
627 How many people would stay at the Air BnB?

628
629 D. Lagueux: Twelve.

630
631 D. Boutin: The wedding ends at midnight and they move into the house. What sort of controls will be
632 in place? If the twelve people go in there and blast the stereo the neighbors will hear it. Loud music af-
633 fects the neighbors. I need to hear a plan that addresses controlling the loud music.

634
635 D. Winterton: When SNHU was going to use one of their buildings for band practice they did a decibel
636 test. There is a way to do a decibel test from your property to the abutters.

637
638 S. Bussiere: I did not know the band was going to be outside.

639
640 J. Bussiere: Being on the river you can hear everything. I heard someone's phone conversation today
641 from 200' away while I was riding my horse on the river.

642
643 T. Walsh: Why aren't those roads on the existing plan?

644
645 D. MacGuire: I think a lot of that work has happened recently as part of the gardens.

646
647 D. Lagueux: One of the concerns on the right side was water. We put crushed stone on top of that area.

648
649 S. Bussiere: The plan is a year and a half old.

650
651 Close public hearing.

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D. Winterton: I would like them to buff up the site plan, look at drainage, and ask staff to review all the noise ordinances for the town of Hooksett.

T. Walsh: Did we have any comments from our town engineer on the site plan review.

N. Williams: There were minor comments that have been addressed.

D. MacGuire: This is an active agricultural site. Typically things are not drastically different. I will get my survey crew out there and update anything that needs to be updated.

D. Boutin motioned to table the site plan for a function hall for Hip Peas Farm, LLC #2021-07, 191 West River Road, Map 24, Lot 30 until the May 3, 2021 Planning Board meeting. Seconded by D. Winterton. Motion carried unanimously with a vote of 7-0.

BOARD DISCUSSION

None

OTHER BUSINESS

None

ADJOURNMENT

D. Boutin motioned to adjourn at 8:56 pm. Seconded by M. Reed. Motion carried unanimously with a vote of 7-0.

The next meeting of the Planning Board will be held May 3, 2021 at 6:00 pm.

Respectfully submitted by,

/s/ AnnMarie Scott

**AnnMarie Scott
Recording Clerk**