

1 **Official**

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3 **HOOKSETT PLANNING BOARD MEETING**

4 **Hooksett Town Hall Gymnasium**

5 **Monday, May 3, 2021**

6 **6:00 PM**

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

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10 **PLEDGE OF ALLEGIANCE**

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12 **INTRODUCE MEMBERS OF THE BOARD**

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

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

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19 **EXCUSED: Richard Marshall**

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

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23 **D. Winterton will be a voting member.**

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25 **APPROVAL OF MINUTES OF APRIL 19, 2021**

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27 **April 19, 2021 Meeting – P. Scarpetti motioned to approve the minutes of the April 19, 2021 meeting**
28 **with following amendments. Seconded by M. Somers.**

29 ***P. Scarpetti: Line 303 and 386 should read “Mobil.” Line 346 should read: “Horizontal sizing and***
30 ***pitched roof.”***

31 ***P. Scarpetti stepped down for Hip Peas Farm, LLC #2021-07 due to planning to be before the board***
32 ***for the venue he has been working on at 35 Edgewater Drive.***

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

35 **CONTINUED APPLICATIONS**

- 36
37 **1. KAB PROPERTIES, LLC #2021-03**
38 **1562 Hooksett Road, Map 13, Lot 45**
39 **Site plan for Domino’s Plaza**

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41 **D. Boutin stepped down due to being an abutter. R. Duhaime will be a voting member.**

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43 **N. Williams: There have been discussions on the signage requirements and permitting process. We re-**
44 **quested updated driveway detail and comments from NH DOT.**

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T. Walsh: What are the NH DOT changes?

Stephen Mayer (Civil Engineer - Allen & Major Associates, Inc.): They were changes to the entrance and exit of the driveways and changes in the curb line.

R. Duhaime: We were hoping you would provide more signage detail.

Keith Bell: Nicholas stated we would address that during the signage portion.

T. Walsh: We just need the location of the sign.

D. Pichette Volk: What does it mean when you say pizza theatre?

K. Bell: The new image of Dominos is the pizza theatre design so you can watch your pizza being made.

P. Scarpetti: Do you plan on irrigating the plantings?

S. Mayer: We are putting in water tolerant plantings.

P. Scarpetti: What will be on the ground?

S. Mayer: Some mulch and some loam and seed.

P. Scarpetti: I hope you will still entertain something with your neighbor on a pass through.

R. Duhaime: These are great renderings of the buildings, but you don't show the signage or the location. Does the Dominos sign fall under signage?

N. Williams: What they are proposing is permitted.

R. Duhaime: There is no signage on the ATM?

N. Williams: If they would like any additional signage on the ATM kiosk they will have to submit something.

T. Walsh: When they go for their approvals they will show their signage and I am sure that staff will make sure the signage complies when that time comes.

R. Duhaime motioned to approve the site plan for Domino's Plaza for KAB Properties, LLC #2021-03, 1562 Hooksett Road, Map 13, Lot 45 with the condition the signage has a maximum height of no more than 20'. Seconded by P. Scarpetti.

D. Winterton: I think the sign should be dealt with at the time of the signage process.

Roll Call

92 **D. Winterton: No**

93 **C. Stelmach: Yes**

94 **P. Scarpetti: Yes**

95 **M. Somers: No**

96 **R. Duhaime: Yes**

97 **M. Reed: Yes**

98 **T. Walsh - No**

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100 **Motion carried with a vote of 4-3.**

101

102 D. Boutin returned.

103

104 **2. HIP PEAS FARM, LLC #2021-07**

105 **191 West River Road, Map 24, Lot 30**

106 **Site plan for a Function Hall**

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108 P. Scarpetti stepped down due to planning to be before the board for the venue he has been working on
109 at 35 Edgewater Drive. R. Duhaime will be a voting member.

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111 Douglas MacGuire (Engineer of record; The Dubay Group, Inc.): We now have everything shown on
112 our site plans of where it stands today. The driveways were existing trails. They were just dirt paths and
113 are made of crushed stone, not gravel. It is clean aggregate stone so from an erosion standpoint it will
114 be good as far as water control. We talked about doing a level spreader at the drainage outlet of the
115 pond. That has been added. The water will drain to the level spreader. We met with the abutters and the
116 Boussiere's and will be adding a little more bolstering of the drive to filter through the additional stone.
117 We will implement that on the plans. It was also requested by our abutters to the south to add additional
118 buffering. We added an additional 13 trees that will be planted on a raised berm which will create a vis-
119 ual buffer in addition to the greenhouses.

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121 Dan Lagueux: The berm will be 5' tall. If there is any sound the greenhouses in front and the trees will
122 buffer that. Scott agreed to the raised berm. That will be all the requirements from the abutters. We
123 agreed their would be no fireworks. That is in our contract. We will follow the noise ordinance from
124 the town and there will be no bands outside. Two man band strings only. There will be no DJ's outside
125 unless it is for ambiance music. We will not looking to have the full out party outside.

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127 T. Walsh: Did our engineer look at the drainage?

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129 N. Williams: Bruce met with Doug and some of the abutters on site and informed me they are amica-
130 ble with the solution.

131

132 T. Walsh: Do we have record the conversations with the abutters?

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134 N. Williams: I can ask for a follow up email from Bruce.

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136 D. Winterton: Was there any discussion about the trees on the south side?

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138 D. Lagueux: Doug put 13 trees because he thought the front was the most important. We eliminated
139 the first seven in the front because there is a berm on the north side. We have agreed bring them further
140 down east to cover the last two greenhouses.

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142 D. Winterton: What we are seeing in the rendering is not exactly correct?

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144 D. Lagueux: Correct. There are the same number of trees but we are moving the whole thing down.

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146 D. MacGuire: We showed the abutters the plans before this meeting and they were satisfied and left.

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148 ***D. Boutin motioned to approve the site plan for a function hall for Hip Peas Farm, LLC #2021-07,***
149 ***191 West River Road, Map 24, Lot 30 with the addition of a revised landscape plan. Seconded by***
150 ***Mike Somers.***

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152 D. Boutin: They have done everything we asked. The neighbors seem content. I hope to get a new re-
153 vised landscape plan.

154
155 M. Reed: I would like to have this all documented.

156
157 D. MacGuire: We will provide a new plan set to staff that shows the trees and additional stone berm.

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159 R. Duhaime: What is the time line?

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161 D. MacGuire: We will be doing as much as we can before June 24. We need to do the electrical and
162 Faulkners is scheduled to start May 27. They will be starting on the berm and then moving to the
163 front. We are short on time and contractors so we are not going to to the front landscaping in front of
164 the greenhouse and barn at this time.

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166 C. Stelmach: You are adding to the trees?

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168 D. MacGuire: The intent is to shift them down and not add additional trees. We are proposing to take
169 the four trees in the front and move them to the back.

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171 D. Winterton: There is a large fence surrounding the abutters pool are and I see why they are doing
172 this.

173
174 T. Walsh: I will not sign the drawing until I make sure everything is documented.

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

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178 P. Scarpetti returned.

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180 **COMPLETENESS REVIEW**

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182 **3. PLATINUM TRUCK & EQUIPMENT, LLC #2021-10**
183 **1380 Hooksett Road, Map 18, Lot 47**

184 **Site plan for an 11,865 sf commercial equipment sales and service business with outdoor**
185 **display and storage areas**
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187 Jason Lopez (Keach Nordstrom): I am here for completeness only.
188

189 N. Williams: We conducted TRC this morning and we have everything we need. We just need the lo-
190 cation of the signage on the revised plans which will be submitted by two weeks from today.
191

192 ***D. Boutin motioned to find the site plan for an 11,865 sf commercial equipment sales and service***
193 ***business with outdoor display and storage areas complete for Platinum Truck & Equipment, LLC***
194 ***#2021-10, 1380 Hooksett Road, Map 18, Lot 47. Seconded D. Winterton. Motion carried unani-***
195 ***mously with a vote of 7-0.***
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197 **PROJECT NOTIFICATION**

198 **4. EVERSOURCE ENERGY #2021-11**
199 **13 Legends Drive, Map 25, Lot 80**
200 **Site plan for the transmission facility expansion**
201

202 N. Golon (TF Moran): I am joined by Kurt Nelson, senior site permitting expert with Eversource. This
203 lot is comprised of approximately 40 acres. A 42,000 sq. ft office and garage building is being pro-
204 posed. This facility is a central storage location for Eversource's electrical components to service their
205 projects throughout this region as well as the other various distribution lines that are located within our
206 area. Along the southerly portion is where the existing facility is. The northerly portion is comprised of
207 their paved stockyard. This was an original approval in 2007. We came before you approximately two
208 years ago regarding the stockyard that is located to the west which is where they relocated their steel
209 pole storage. In the last year there was a lot line adjustment to pick up approximately another eight
210 acres which is located to the north of that pole storage area. Eversource is making a commitment to
211 Hooksett as a central location for storage for their transmission and fleet management needs. The build-
212 ing that is being proposed is entirely within the paved stock yard. Stormwater consideration are essen-
213 tially null because there will be no runoff from the site. We are actually improving things because with
214 a building you do not have the same sediment you would have with a paved stockyard. We plan to see
215 some reduction in the sediment loading with this facility. Water and sewer is already on site. Storm-
216 water basins will stay the same. Due to updates in AOT we have to expand one of the fore-bays. We
217 will rip rap that fore-bay because we will not be able to stop run off from going into that area during
218 construction. The building facade materials will match the existing building. There will be a breezeway
219 between the two buildings. Parking will meet town and ADA regulations. There will be oversized ap-
220 propriate turn radius for their vehicles. This has to go through the AOT process, therefore, the state will
221 be reviewing this as well.
222

223 T. Walsh: Does our engineer still review the site plan in terms of drainage, etc. and, if so, were there
224 any comments?
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226 N. Williams: The technical review was conducted.
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228 N. Golon: There was one comment. Along the easterly curb line they want to make sure the grades
229 were at a minimum slope so that we would not have build up along the curb line and stormwater would
230 freely drain to the catch basin, which it does.

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M. Reed: Will this building be sprinklered?

N. Golon: Yes. That is a requirement.

P. Scarpetti: Is this a brick or steel building?

N. Golon: I think it is a steel building but do not have that information in front of me. The facade will be the same metal skin as what is there is there today.

P. Scarpetti: The original building is brick.

N. Golon: There was a brick veneer around it. This matches the warehouse portion.

R. Duhaime: Is this the same height as the existing building?

N. Golon: There are two elevations to the building. The high bay is 35' which matches the existing garages. There is a lower bay garage and that is the portion that extends furthest north which is at a lower elevation.

R. Duhaime: Will you coming forward with updates on the lower lot?

N. Golon: There is master planning going on for Eversource's use of the facility which includes that eight acres they acquired for future purposes that have not yet been defined.

D. Pichette Volk: When would this project be started?

N. Golon: As soon as the permits are obtained which we hope to have in the middle of June.

D. Pichette Volk: What is the construction duration?

N. Golon: In the neighborhood of 18 months.

D. Winterton: Would there be impact fees?

N. Williams: They are exempt from impact fees as they are a public utility service provider.

BOARD DISCUSSION

None.

OTHER BUSINESS

Krys Viviers had a discussion with the board about 3 dartmouth street. 3 acre piece of land. I would like sub-dividing a three acre piece of land at 3 Dartmouth Street which is currently in the PZ. He would like to having it become residential and put four houses on the lot. He stated he would like to demolish the existing house on the property, fill it, and put the new house back from the road. Members

278 of the board offered feedback on the possible ways to change the zoning, however, there was no clear
279 consensus on how they would vote if the matter was presented to them in an application.

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281 **ADJOURNMENT**

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283 *D. Boutin motioned to adjourn at 7:12 pm. Seconded by P. Scarpetti. **Motion carried unanimously***
284 ***with a vote of 7-0.***

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286 **The next meeting of the Planning Board will be held May 17, 2021 at 6:00 pm.**

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288 **Respectfully submitted by,**

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290 **/s/ AnnMarie Scott**

291

292 **AnnMarie Scott**

293 **Recording Clerk**