

Official

HOOKSETT PLANNING BOARD MEETING

Hooksett Town Hall Gymnasium

Monday, May 17, 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), Richard Marshall, Mike Somers, Chris Stelmach, and David Boutin (Town Council Representative)

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

EXCUSED: Paul Scarpetti

STAFF: Nicholas Williams (Town Planner)

D. Pichette Volk will be a voting member.

APPROVAL OF MINUTES OF MAY 3, 2021

May 3, 2021 Meeting – D. Boutin motioned to approve the minutes of the May 3, 2021 meeting with following amendments. Seconded by C. Stelmach.

T. Walsh: Line 123 should read “Do we have a record of the conversations Bruce had with the abutters?”

D. Marshall abstained due to not being at the May 3, 2021 meeting.

Motion carried unanimously with a vote of 6-0.

PUBLIC HEARING

- 1. PLATINUM TRUCK & EQUIPMENT, LLC #2021-10
1380 Hooksett Road, Map 18, Lot 47
Site plan for an 11,865 sf commercial equipment sales and service business with outdoor display and storage areas**

Tim Beauregard: We have outgrown the site we are on. We sell new and used construction equipment and this seems like a good spot for us to operate.

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Jason Lopez (Keach Nordstrom): This property is five acres with 205 feet of frontage in the groundwater district. The previous site plan was approved in 2008 and another in 2016 for a landscape facility for Faulkners. The building would be 11,865 square feet for the sale of construction equipment. The intention is to put in sales for smaller yard equipment. There would be outdoor storage and display areas. Equipment would be brought onto site to store it, make necessary repairs, and then moved to the sales area. The existing property is mostly cleared except for a small area which will be moved. We have located the wetland area and flagged it. Loam will be used to reseed the conservation buffer area. There is an easement for a utility pole on the northeast corner of the property. There are underground utilities and water is serviced by Central Hooksett Water Precinct. The connection will require using an old concrete pipe. We will work with NH DOT on an excavation permit prior to construction. Sewer will be near a pump to the property line. There are existing approvals to a 2" force main on the abutting property. The superintendent has requested we tie in across the road. The connection will be into the public system. We are working with NH DOT on existing curb cuts. AOT is not required. We will meet the notice of intent prior to construction. Drainage from the road and proposed pavement will be into closed drainage in the parking area. It ties into a sub-surface area and will head to the wetlands. We have included a landscape and lighting plan. The site maintains a fire access isle around the building and an on-site hydrant. We have provided a color rendering of building height and proposed sign. We had a TRC meeting and made revisions to the plan based on those comments. No waivers are being requested. The parking calculations using the regulations look like one space for 300 sq. ft. which would be 40 spaces and that is much more than is needed. There are about 10 to 12 spaces at the existing site. We are requesting 22 spaces.

D. Boutin: This is 12,000 sq. ft building?

J. Lopez: Yes.

D. Boutin: How much of this 12,000 sq. ft. will be garage space?

J. Lopez: Roughly a little less than 50 percent will be retail and a little more than 50 will be the garage.

D. Boutin: How many employees do you have?

J. Lopez: Between 8 - 10.

D. Pichette Volk: Is this an additional site for the business or replacing the site.

T. Beauregard: Replacing the site.

D. Pichette Volk: Is this brand specific?

T. Beauregard: Currently no, but as they get established he hopes to take on a couple of lines of products.

D. Pichette Volk: What is the size of the truck you will be selling?

T. Beauregard: The trucks we sell are above an F-350. They are heavier duty trucks.

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93 D. Pichette Volk: The sewer will be on the other side of Rt. 3?
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95 J. Lopez: The superintendent wants us to cut across.
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97 D. Pichette Volk: Will you be disturbing traffic?
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99 J. Lopez: If we do the new connection yes. If we utilize the existing connection no.
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101 C. Stelmach: What kind of repair will you be doing?
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103 T. Beauregard: Repair will be only on what we are selling.
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105 C. Stelmach: Are you going to have oil on site or each individual thing?
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107 N. Williams: They will have combined petroleum based products.
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109 R. Duhaime: There is no mention of bringing up the existing pavement.
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111 N. Williams: There is no required landscape buffer between commercial properties.
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113 J. Lopez: The existing approval shows a paved buffer. Do we have the right to close off the connection
114 between those two properties. We currently have not found any cross easements. I added the trees in
115 the back corner which was required.
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117 R. Duhaime: I do not see the success of the trees in that back corner. I didn't know if you would be
118 open to taking the asphalt out and putting in a buffer.
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120 J. Lopez: We are agreeable to that.
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122 R. Duhaime: What is the height on the signage?
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124 J. Lopez: 18'.
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126 T. Walsh: Are there any outstanding issues from the town engineer?
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128 N. Williams: Bruce indicated that everything he had has been addressed.
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130 T. Walsh: As far as approval for the sewerage, if you use the two inch it will have impact and if you
131 don't use the two inch that might go away.
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133 J. Lopez: If we can use the 2", that is all within the buffer today and we were looking to run the line
134 along the existing pavement and tie it in.
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136 T. Walsh: How does going through the process with the Sewer Commission work with this approval?
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138 N. Williams: I will not authorize the plan to be released until I have approval from the Sewer Commis-
139 sion.

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141 T. Walsh: Nick, what are your recommendations for parking based on your calculations.
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143 N. Williams: I recommend 28 parking spaces due to the employees.
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145 D. Boutin asked for the sewer lines in the area to be shown on the plan.
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147 D. Boutin: Do you have approval for the sewer lines?
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149 J. Lopez: Not at this time. We need to have more conversations with the Sewer Commission.
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151 R. Duhaime: You did not need a permit from the NH DOT.
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153 J. Lopez: We do because of the change-of-use.
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155 R. Duhaime: Could you add arrows or an entrance or exit sign?
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157 J. Lopez: We could do that.
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159 Open public hearing.

160 No public comments.

161 Close public hearing.
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163 ***D. Boutin motioned to approve the site plan for an 11,865 sf commercial equipment sales and service***
164 ***business with outdoor display and storage areas for Platinum Truck & Equipment, LLC #2021-10,***
165 ***1380 Hooksett Road, Map 18, Lot 47 subject to: 1) NH DOT approval for a driveway; 2) Twenty-***
166 ***eight parking spaces will be put in; 3) Sign off by the Sewer Commission; and 4) Moving the trees***
167 ***from the back corner of the site to the southeast corner of the site. Seconded by M. Somers. Motion***
168 ***carried unanimously with a vote of 7-0.***
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170 **COMPLETENESS REVIEW AND PUBLIC HEARING**

171 **2. WUH PROPERTIES, INC. #2021-12**

172 **1129 Hooksett Road, Map 41, Lot 11**

173 **Amended site plan for Manchester Animal Hospital**

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175 D. Winterton stepped down do to having a relation to the applicant.
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177 Jon Rockett: They have an exiting site with a driveway. The existing drainage is in a big backyard that
178 is grass. They are proposing to add in additional parking. They are not expanding the practice but
179 would like to have additional parking for clients and staff. We talked to DOT. It is not a change of use
180 but will affect the run off a little so we submitted an application. We have sign-off from Bruce Thomas.
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182 T. Walsh: Is the plan complete?
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184 N. Williams: Yes.

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D. Boutin motioned for completeness for an amended site plan for Manchester Animal Hospital, WUH Properties, Inc. #2021-12, 1129 Hooksett Road, Map 41, Lot 11. Seconded by M. Somers. Motion carried unanimously with a vote of 7-0.

D. Boutin: How many spaces are you adding to the parking in the rear?

Jon Rockett: 16.

D. Boutin: Has fire signed off?

Jon Rockett: Yes.

R. Duhaime: Will any trees be removed from the back of the property?

Jon Rockett: No.

C. Stelmach: Can you please explain the run-off.

Jon Rockett: We super elevated the whole thing to and all will be caught in a small retention pond and catch basin.

C. Stelmach: Where will the propane tank be moved.

Jon Rockett: It will be outside of the new parking area along the edge. It will be underground.

Open public hearing.

No public comments.

Close public hearing.

D. Boutin motioned to approve an amended site plan for Manchester Animal Hospital, WUH Properties, Inc. #2021-12, 1129 Hooksett Road, Map 41, Lot 11, subject to the two items on the town engineers memorandum are addressed. Seconded by D. Marshall. Motion carried unanimously with a vote of 7-0.

OTHER BUSINESS

- 3. KAB PROPERTIES, LLC #2021-03**
- 1562 Hooksett Road, Map 13, Lot 45**
- Sign height restriction review**

D. Boutin stepped down due to being an abutter. D. Marshall stepped down due to not being present for this item at the last meeting. D. Winterton and R. Duhaime will be a voting members.

T. Walsh: The Board approved the Dominos plaza with the condition the sign being proposed was under the height that is allowed. The applicant indicated they were planning to appeal the decision. Legal has advised that the condition be removed. The Board should not be putting conditions on things that are stricter than allowed.

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D. Winterton motioned to rescind the condition of the sign height restriction for KAB Properties, LLC #2021-03, 1562 Hooksett Road, Map 13, Lot 45. Seconded by M. Somers.

R. Duhaime: I would be for not approving this until they come back with the sign information. This is interpretation. This is our town and we give instruction to the Code Enforcement Officer. I wanted landscaping. I wanted to see what the sign would be. I was not told anything or shown anything.

T. Walsh: We cannot say no to what the ordinance says. I voted to allow them to have the signage. I was also the chair of the committee of the signage. That one got by us. No one expected to see a retail use have a 30' sign. I was going to emplor with the applicant to take another look at this and do the best they can. I do not think there needs to be a 30' sign there and it does not fit with the area. We cannot do anything about it but they may be nice and give us a 20' sign.

M. Somers: They did give us pictures of the sign and you can't just vote differently than what the ordinance says.

Roll Call

D. Winterton: Yes

M. Somers: Yes

C. Stelmach: No

M. Reed: No

R. Duhaime: No

D. Pichette Volk: Yes

T. Walsh: Yes

Motion carries with a vote of 4-3.

D. Boutin and D. Marshall returned.

ADJOURNMENT

D. Boutin motioned to adjourn at 7:06 pm. Seconded by M. Reed. Motion carried unanimously with a vote of 7-0.

The next meeting of the Planning Board will be held June 7, 2021 at 6:00 pm.

Respectfully submitted by,

/s/ AnnMarie Scott

AnnMarie Scott

Recording Clerk