

Official

HOOKSETT PLANNING BOARD MEETING

Hooksett Town Hall Gymnasium

Monday, June 21, 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), Richard Marshall, Mike Somers, Chris Stelmach, Paul Scarpetti, and David Boutin (Town Council Representative)

ALTERNATES: Don Winterton

EXCUSED: Matt Reed (Vice-Chairman), Robert Duhaime (Alternate), and Denise Pichette Volk (Alternate)

STAFF: Nicholas Williams (Town Planner)

D. Winterton will be a voting member.

APPROVAL OF MINUTES OF MAY 17, 2021

May 17, 2021 Meeting – D. Boutin motioned to approve the minutes of the May 17, 2021 meeting with following amendments. Seconded by M. Somers.

D. Winterton: 175 stepped down due to relationship with an abutter.

T. Walsh: 130 include in the wetland buffer.

Line 141: Should read “Nicholas” instead of “Nick.”

T. Walsh: Line 240 and 244 regarding KAB Properties, LLC #2021-03 should read as follows:

T. Walsh: I voted to have them have the sign as described in our ordinance. 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 that looked into all of our sign ordinances. That one got by us. I will be honest. Nobody in a million years expected to see a four unit strip mall with a free standing building in the front to have a 30’ sign. It does not fit that stretch of town. Those signs and that elevation was intended for your larger plazas that have, you know, 16, 17, 18 of them. The number five obviously looks like it was a terrible mistake. I was going to emplor with the applicant, once they got their approval, if this is rescinded, to take another look at this and ask them do the best that it can. I still don’t see the need for a 30’ sign there. I

46 agree one hundred percent that is what is in our ordinance and I think we are stuck with it unless they
47 want to be nice. That is my speal on it and if we can relay that message to them I would really appreci-
48 ate it.

49
50 **OTHER BUSINESS**

51
52 **1. CAPITAL IMPROVEMENT PLAN**

53
54 T. Walsh: The Capital Improvement Plan matter will be discussed at the July 19, 2021 meeting.
55

56 **COMPLETENESS REVIEW AND PUBLIC HEARING**

57
58 **2. SIRON DEVELOPMENT, LLC #2021-13**
59 **7 Martins Ferry Road, Map 30, Lot 27**
60 **6 unit elderly housing development**
61

62 *D. Boutin motioned to find the plan complete for 7 Martins Ferry Road, Map 30, Lot 27, 6 unit el-*
63 *derly housing development. Seconded by D. Winterton. Motion carried unanimously with a vote of*
64 *7-0.*

65
66 *D. Boutin motioned to approve the waiver from the requirements of item 11.12.2.h Three (3) of cover*
67 *over culvert material for 7 Martins Ferry Road, Map 30, Lot 27, 6 unit elderly housing development.*
68 *Seconded by P. Scarpetti. Motion carried unanimously with a vote of 7-0.*
69

70 Jennifer McCourt (McCourt Engineering Associates): This is located behind the McDonalds on Rt. 3.
71 It was a single family home. We are proposing a six family condominium development. The ZBA
72 granted variances and the special exceptions to have the use on this site. We were previously here be-
73 fore you to put twelve units on this site and we decreased it to six. We turned it so the back yards are
74 toward the back of the lots. There would be a total of 16 parking spaces. For each unit there would be
75 one in front and one in the garage. There are four visitor spaces proposed. We are required to have nine
76 total spaces. We have spoken with Central Hooksett Water Precinct and the Hooksett Sewer Commis-
77 sion. Included in the site plan is grading, drainage, utilities, and lighting plan. There would be garage
78 lights, and two pylon type lights by the visitor sites. A sidewalk is proposed to go toward Rt 3. Trash
79 disposal will be done by an independent contractor using normal garbage cans instead of dumpsters.
80 There would be a detention pond in the front southeast corner. The waiver is needed for the pipes to go
81 under the driveway to minimize the out flow. There would be another detention pond in the northwest
82 corner. For landscaping there would be trees in the front to create a buffer, a few pines and maples, and
83 some flowering trees. The pines would be along the sides. Any comments Central Water had were ad-
84 dressed when we went through TRC. Engineering is all set. The engineering memorandum has the new
85 plans. Nicholas has a monument sign at the front of the site that needs to be placed. Instead of curbing
86 due to the drainage, I put in curb socks for the visitor spaces to protect the landscaping. There would be
87 additional grading around the detention ponds. I provided details for the cross-section. The condomin-
88 ium documents went to your attorneys and they did not have any comments. Fire wanted me to reverse
89 the numbers on the condos which I did. They were concerned about maples by the return so I called At-
90 torney Muller and we added a note to the condominium documents. Article 5b (1) states that those need
91 to be maintained.
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Attorney Daniel Muller (Cronin, Bisson, and Zalinsky): The only change in the condominium documents was in Article 5 Section B (1).

T. Walsh: The issues in the memorandum have been addressed. Is the curb a suggestion or part of the regulations?

N. Williams: There is nothing that says it has to be done.

J. McCourt: I put the curb stops in to have it function the way it should.

D. Boutin: It is unclear to me where the four visitor parking spaces are.

J. McCourt showed where the parking spaces are located on the plan.

D. Boutin: The wetland/detention pond in the northeast corner of the site is not delineated. It is hard for me to tell where the limits of the detention pond are.

J. McCourt explained the grading plan and showed where the detention pond is located on the grading plan.

T. Walsh: What is the depth of it?

J. McCourt: The top of the berm will be 317. It will be 2.2 ft.

D. Boutin: I would like to address the berm issue. I am concerned with just putting in a couple of stops. That will still allow water to flow. I think you should do something to protect the landscaping for the long term and I think we should require the paved berm.

J. McCourt: The curb stops are there to stop people from going into the landscaping. The reason I did not want to put in the asphalt is so the water can get to the trees to help them grow.

D. Boutin: The Board usually requires irrigation. How can you ensure the landscaping will survive without water on a regular basis?

T. Walsh: It is nice to see it, but it is not a requirement.

P. Scarpetti: As far as the plan, on the front between units 2 and 3, and 4 and 5, how do you have that marked?

J. McCourt: That is the edge of the pavement. It is a grass area. A lot of the time the condominium owners will put in their own landscaping type thing such a small flowers. I did not want to get into plants that would be required there.

P. Scarpetti: Are there any other elevations on the buildings?

J. McCourt: That is all I have.

140 P. Scarpetti: How many bedrooms?
141
142 J. McCourt: There would be two bedrooms, and this is elderly housing. The second floor is a half floor
143 because it is in the eaves.
144
145 P. Scarpetti: What is the criteria for elderly housing?
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147 J. McCourt: 55+.
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149 C. Stelmach: Every unit will have a recycling type bin?
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151 J. McCourt: They would put the bins in the front to be picked up once a week.
152
153 D. Winterton: Where is the parking located?
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155 J. McCourt: Each unit has the garage and a space in front of the garage.
156
157 P. Scarpetti: What is being shown is the actual building?
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159 J. McCourt: That is what I am told.
160
161 Open public hearing.
162
163 Eric Shultz (11 Martins Ferry Road): Will there be a fence around the property?
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165 J. McCourt: No.
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167 Close public hearing.
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169 ***D. Boutin motioned to approve 7 Martins Ferry Road, Map 30, Lot 27, 6 unit elderly housing devel-***
170 ***opment with the condition that underground irrigation be installed. Seconded by D. Marshall.***
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172 D. Boutin: The Planning Board does this all the time. The plants that look great will not survive and it
173 will look crappy.
174
175 T. Walsh: There will be money held until we see they will survive.
176
177 **Roll Call**
178 **D. Winterton - No**
179 **D. Boutin - Yes**
180 **M. Somers - No**
181 **P. Scarpetti - Yes**
182 **D. Marshall - No**
183 **C. Stelmach - Yes**
184 **T. Walsh - No**
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186 **Motion fails with a vote of 4-3.**

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*M. Somers motioned to approve 7 Martins Ferry Road, Map 30, Lot 27, 6 unit elderly housing development as presented. Seconded by D. Marshall. D. Boutin opposed. **Motion carried with a vote of 6-1.***

- 3. 1378 REALTY, LLC #2021-14**
1135 Hooksett Road, Map 41, Lot 10
4 townhouse units

D. Winterton stepped down due to having a relation to the applicant.

*D. Boutin motioned for completeness for 4 townhouse units for 1378 Realty, LLC #2021-14, 1135 Hooksett Road, Map 41, Lot 10. Seconded by D. Marshall. **Motion carried unanimously with a vote of 6-0.***

David Jordan (GPI): Chris Mastriano is here with me. We were before you in April and got two waivers. This property is allowed in the PZ. We got a waiver for residential use. The waiver was granted to allow the side yard setback on the north. There is a 16 1/2 foot proposal is for 4 of the units. For parking there would be one garage space and one in front with six additional guest spaces. There would be two and a half spaces per unit. The total required is ten and we are supplying fourteen. Access would be off Mammoth Road. We received a DOT permit last year and they prefer we access from Mammoth Road. We are in the process of renewing that permit as it has been more than a year. We are modifying the plan to reflect the four units. DOT has reviewed the drainage design. We are tying into the Route 3 drainage system. A rain garden will be put in. We received comments from your town engineer. They were all minor and can be addressed without changing the design of the project. We received comments from Manchester Water works and can address those. There will be a 6' high stockade fence on both sides of the driveway. In regard to Mr. Windhousen, we are showing a row of arborvitae at mature height to help advance the screening and are raising our property 2 to 3' to provide additional berm.

T. Walsh: Have you addressed the engineering comments?

D. Jordan: We have reviewed them and are addressing them.

T. Walsh: Curb should be installed to protect the landscaping.

D. Jordan: We are providing curb.

N. Williams: We are required to review the condominium documents with legal counsel.

Open public hearing.

No public comments.

Close public hearing

*D. Boutin motioned to approve 4 townhouse units for 1378 Realty, LLC #2021-14, 1135 Hooksett Road, Map 41, Lot 10, with the condition that the comments of the town engineer are completed. Seconded by P. Scarpetti. **Motion carried unanimously with a vote of 6-0.***

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D. Winterton returned.

**4. T.F. BERNIER, INC. ON BEHALF OF LANCE MACEY #2021-15
128 Merrimack Street, Map 5, Lot 11
2 lot subdivision**

T. Walsh: Are the plans complete?

N. Williams: Yes.

D. Boutin motioned to find the plans complete for a 2 lot subdivision for T.F. Bernier, Inc. on behalf of Lance Macey #2021-15, 128 Merrimack Street, Map 5, Lot 11. Seconded by D. Marshall. Motion carried unanimously with a vote of 7-0.

Tim Bernier (TF Bernier, Inc.): We would like to sub-divide one new lot that is 2.34 acres with 200' of frontage. The remaining lot is 6 acres with 500' of frontage. Merrimack Street is a state maintained road. We have not received a driveway permit yet. Lance and his family have owned large parcels contiguously. DOT only allows three driveways. We want to provide a driveway easement so that this driveway hits the existing driveway for a couple of feet.

P. Scarpetti: Is it because it is the same owner?

T. Bernier: The state they started to regulate this in 1979. We have to show what is contiguous and this property is entitled to three driveways.

Open public hearing.

No public comments.

Close public hearing.

D. Boutin motioned to approve a 2 lot subdivision for T.F. Bernier, Inc. on behalf of Lance Macey #2021-15, 128 Merrimack Street, Map 5, Lot 11. Seconded by C. Stelmach. Motion carried unanimously with a vote of 7-0.

**5. JERRY LEE BROWN & KAREN LEA BROWN #2021-16
57 Granite Street, Map 6, Lot 31
2 lot subdivision**

Joe Wichert: This is an existing single family residence on Granite Street. We are almost splitting it in half. The subject zone is urban residential. There is 129' of frontage on Granite Street. Both lots are serviced by municipal sewer and water service is available subject to the applications. The only waiver is due to the driveways are supposed to be 100' from an intersection and the proposed drive is less that. They stipulated they want the driveway off Knights Avenue and not Granite Street.

P. Scarpetti motioned to find the plans complete for a 2 lot sub-division for Jerry Lee Brown & Karen Lea Brown #2021-16, 57 Granite Street, Map 6, Lot 31. Seconded by D. Boutin. Motion carried unanimously with a vote of 7-0.

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*D. Boutin motioned to grant the waiver from the driveway having to be within 100' from the nearest intersection and less than 50' from the other one for a 2 lot sub-division for Jerry Lee Brown & Karen Lea Brown #2021-16, 57 Granite Street, Map 6, Lot 31. Seconded by M. Stewart. **Motion carried unanimously with a vote of 7-0.***

Open public hearing.

Raymond Banks (4 Knights Ave): At this point in time if you are going to put more stress onto Knights Avenue you are going to have to fix the water that is going into people's property. We are maintaining that property and keeping the rats from coming up from the river. Last year we had to have fire and police come to the property because someone was breaking in. The house is vacant. It is a burden on the town and is not kept up.

Mary Jsirandanis (45 Crickett Lane, Manchester): Karen Brown is my sister. She has not lived there. My brother tried to sell this from underneath my sister. She is trying to clean up the property. She would like to put two houses on the property so her son or daughter can live in the homes. My sister is planning on cleaning it up.

David Savard (3 Knights Ave) John approached me to buy the property. There was no price. That property is disgusting and there are rats. My property sits on Knights Avenue. I have been maintaining that land and mowing it. I have been told there is nothing that can be done. I want first dibs on it because I have been keeping the neighborhood clean. If they want to sub-divide it I don't care, but the house is disgusting. I understand the people live in New York, but I see rats over there. I don't care about the sub-division as long as it is done right.

T. Walsh: Before us right now is if our regulations allow the sub-division. That is all we can act on.

D. Boutin: Mr. Savard, has anybody in your neighborhood reported the condition of the activities of that house?

D. Savard: No one has reported it. We don't want to make waves. We don't want trouble for the Browns either.

R. Banks: We went to the town and I talked with them about this issue and the animals and asked if there was animal control or who was supposed to take care of it. We were told as long as they were paying their taxes there is nothing they could do.

D. Boutin: Did you speak with the Code Enforcement Officer?

R. Banks: They looked at it. That is when the construction they were doing got shut down because they did not have a permit to work on the structure.

D. Boutin: Who was doing the work?

R. Banks: Their son and she was there one weekend as well.

328 D. Boutin: After they shut them down what happened?
329

330 R. Banks: They haven't been back. The fire department gave them a fire permit to burn outside. I am
331 not here to stop anyone. We just don't need any extra water coming down Knight's Avenue. The water
332 issue coming out of Granite needs to be shut down.
333

334 Close public hearing.
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336 T. Walsh: We have an issue with drainage and there could be an additional lot in terms of impervious
337 surface. Are you familiar with the drainage issues?
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339 B. Thomas: I am not but I would be happy to go and look at that.
340

341 D. Boutin: I would recommend this be sent to the Code Enforcement Officer, have him look into it,
342 and provide the Board with a memorandum as to the status of the property.
343

344 *D. Boutin motioned to table the 2 lot sub-division for Jerry Lee Brown & Karen Lea Brown #2021-*
345 *16, 57 Granite Street, Map 6, Lot 31 to the July 19, 2021 meeting and at which time the Board will*
346 *have received a memorandum from the Code Enforcement Officer in terms of the site. Seconded by*
347 *D. Marshall.*
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349 M. Somers: Can you show the high point of this intersection.
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351 J. Wichert: The way the water is to flow will minimize any impact with the new house. The house is
352 what it is. The neighbors have a concern. The intent of this plan is to make the situation better. If there
353 is something you need from us we want to know so we can make the submission to Nicholas.
354

355 T. Walsh: I have a concern with the drainage.
356

357 C. Stelmach: Do they plan on rehabbing or demoing the first house before they build the second
358 house?
359

360 J. Wichert: I have not asked about it. I have heard they want to demo the house, but I don't know the
361 timing of each house.
362

363 D. Boutin: I would request that the answers to our two questions are in writing so we have something
364 for the record.
365

366 **Motion carried unanimously with a vote of 7-0.**
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368 Recessed at 7:12 pm Reconvened at 7:22 pm
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370 **6. PORT ONE COMPANIES #2020-29**
371 **47 Hackett Hill Road, Map 17, Lot 7**
372 **500,000 sf warehouse/distribution building**
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374 N. Williams: The plans are complete.

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D. Boutin motioned to find the plans complete for 47 Hackett Hill Road, Map 17, Lot 7, 500,000 sf warehouse/distribution building, Port One Companies #2020-29. Seconded by M. Stewart. Motion carried unanimously with a vote of 7-0.

Peter Bartash (Port One Companies): Tom Burns from TF Moran is here with me. This is for a single 500,000 sq. ft. warehouse located centrally in the sand and gravel pit. There would be 400 employee/visitor parking spaces. The access would be via an access easement extending from the front abutting parcel and is between two separate parcels. We have been working with the property owner relative to the easement and access. There is on site storm water management surface and sub-surface drainage. Conversations are on-going to try to get an extension for the public water systems. We appeared before the ZBA and were granted a use variance. We appeared before the Conservation Commission. We have a dredge and fill application to fill the existing wetlands on the site that is currently under review. We submitted an AOT permit. We submitted a traffic study that was reviewed by the Southern New Hampshire Planning Commission and is now under review by NH DOT. Relative to the Hackett Hill toll plaza, there is a toll ramp analysis based on the completion of that review. It appears that we will be able to fully mitigate any impacts from this project. We submitted an application to the Hooksett Village Water Precinct. There is on-going coordination with NH DOT and folks at the state. We could have temporary septic for the industrial while we are waiting for a sewer extension. We would like to hear comments from the Board and the public.

T. Walsh: Tonight we are gathering information from the public and abutters.

Open public hearing.

Carey McCloud (owner of the two commercial properties at the front of the site): With the easement, where can and should the setback start?

N. Williams: We do not have any regulations for commercial on an easement for the driveway. There is no required setback.

T. Walsh: The public hearing will be continued.

P. Scarpetti: There is a huge grading coming in and that could be why it is so far from Chucksters. You have no idea how many vehicles will be coming in or out of this property. Having a turn lane for the trucks is a huge thing. We need to look at the traffic on the road and future traffic. The redi rock wall that you are using is at different heights. As far as engineering, I would like to see something on that. I think we should see what the finishes are because this is a huge building. As far as the money allocation, you talked about a few contributions to the town. I would like to see that spelled out.

D. Marshall: The importance of this area cannot be over estimated. The real problem is if you have two massive areas, they cannot work independently. You have to look at the overall area. You can bring in sewer and water lines, but what do you do with hundreds or thousands of trucks and the increase in daily traffic. There could be 5 to 600 vehicles coming in and out. You are creating a task for a consulting firm that, in my opinion, needs to be selected on the basis that they deal with these types of issues and not some ordinary traffic engineering company. You need to be very careful of who you pick and be careful to outline the parameters of that study. You need to get into the parameters. You

422 have known my opinion all along and I wish you the best. This is an area that will eventually have a
423 tremendous economic impact and you have to do something, just be careful.

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425 D. Boutin: My questions are derived from the ZBA minutes and town departments: Is some portion of
426 the property is in a flood hazard area? Are there four areas of wetlands? It is unclear what kind of treat-
427 ment will be done and we need to know that. What will the ambient light impacts be on the neighbor-
428 hood? On page C-20 relative to the landscape, is the west side of near residences? The residences are
429 shown on C-4 but not on the other sheets. How this would affect the neighborhood landscape is un-
430 clear. The wall height on the east side varies from 9' to 21'. The town engineer has had serious con-
431 cerns with that, and it has been suggested to make that the same height. Will there be an easement for
432 utilities? Will municipal water and sewer be extended and, if so, we need to see that plan. With the traf-
433 fic concerns we need to have a very professional transportation planning company look at this property,
434 the Ritchie Brothers site, the trucking, and employees. This site is close to residences. When the tractor
435 trailer trucks back up the alarms will be going off. We need to know the time the trucks will stop com-
436 ing. We need to see the plan for snow storage. The fire department is not satisfied with the fire lanes.
437 They spoke about having a loft upgrade to a platform so that fire personnel would not need to go on the
438 roof in the event of a fire. Fire also wants the water line to loop around the building to Rt. 3A. The
439 Hooksett Village Water Precinct has raised a number of concerns. I want to see an ambient noise study
440 that encompasses the site and the neighborhood. I want these items in writing and addressed to the
441 Planning Board.

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443 T. Walsh: Do you have any specific time on the ambient sound?

444
445 D. Boutin: Year round.

446
447 T. Walsh: As these trucks come down the hill are they going toward any residential property?

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449 P. Bartash: They are not.

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451 C. Stelmach: The driveway needs to be within 200' of site distance? Have there been any talks with
452 the abutters about putting it up front?

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454 P. Bartash: The abutters would prefer a location to the west.

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456 C. Stelmach: Will the trucks be able to turn around with the island you have in the turning lane?

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458 P. Bartash: The purpose of that is to discourage trucks from going down Hackett Hill Road.

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460 C. Stelmach: Is the wall on the abutters/neighbors side a sound wall?

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462 P. Bartash: That is a wetland protection area. We submitted a comprehensive ambient noise study.

463
464 C. Stelmach Last week there was someone doing a test boring on the pad. What are the results of that?

465
466 P. Bartash: We are pricing out and planning the foundation.

467

468 P. Scarpetti: The land where the trucks are exiting is at an 8.5 percent grade. You don't have a flat area
469 at the top. Is there a reason for that? That is a concern that you might want to look at especially in the
470 winter.

471
472 P. Bartash: We will take a look at that.

473
474 P. Scarpetti: With the sewer and water I saw something about a forced main. We have a TIF district
475 and we want to get sewer to as many properties as possible. Having a forced main does not help the in-
476 frastructure. With the present elevation and sub-grade, how close are you to the grade you need for
477 construction?

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479 P. Bartash: Under the exiting AOT this portion of the site is at the grade.

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481 T. Walsh: I think this is exciting and terrifying. How will this impact our neighbors and traffic? This is
482 not so much about what needs to be done, but how it needs to be done for the master plan and the tim-
483 ing of it.

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485 P. Bartash: That is what we are able to do and what we have been doing. Traffic was a serious focus of
486 the ZBA. We completed a traffic study that was submitted to the Southern New Hampshire Planning
487 Commission and NH DOT who is actively reviewing the study. We outlined that we are willing to con-
488 tribute knowing there are longstanding issues. We determined the incremental impacts of our study are
489 far below what we are willing to contribute. We have had extensive conversations at the local and state
490 channels regarding funding and what we can do to help resolve issues for the community. We need the
491 support of the town in helping to facilitate those conversations. A lot of the mechanics are not some-
492 thing we have any control over as an applicant. We can spell out our financial contributions but, to act
493 as a true partner, we need the support due to the concerns that we have heard. We know that we cannot
494 solve them all.

495
496 D. Boutin: I am impressed with the project and I think it will be good for the town, however, we need
497 to make sure it works properly. Traffic is important. I received an email that indicated they are propos-
498 ing one billion, eleven thousand dollars. I do not know what that is for. I cannot abide with Peter's
499 comment that they cannot be held to having the off site improvement done by the time the project is
500 done. We cannot have those trucks coming down Hackett Hill Road without having those improve-
501 ments done. I want the applicant to know that we will work with them but they need to work with the
502 town as well.

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504 T. Walsh: I agree. I believe it was said at the site walk that 30 percent of the truck traffic will be going
505 to Rt. 3A. That is challenging. Those improvements need to be done for this to work.

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507 P. Bartash: The end users that we have spoken to want nothing to do with Rt. 3A. We would look at
508 the worse case scenario. There are potential interim solutions that could take the place of some of these
509 issues.

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511 C. Stelmach: If DOT doesn't step up this will not go. Have you been in talks with them?

512
513 P. Bartash: We are actively talking with them. They want to see this work happen.

514

515 C. Stelmach: They do not want to contribute.

516

517 P. Bartash: We have not gotten to that point yet.

518

519 D. Boutin: I would like to see what DOT is thinking.

520

521 T. Walsh: We will be getting our own traffic study.

522

523 Bruce Thomas (Town Engineer): Zoning had approved one million for road improvements. The share
524 for the round-about may still be in play if we can determine that is the project we want to do. Later this
525 year there may be an opportunity to do a corridor study. We can work together to try to get something
526 done.

527

528 T. Walsh: DOT is still looking at the round-about?

529

530 B. Thomas: I asked about four months ago and the funds were still available.

531

532 T. Walsh: I cannot see a round-about with a light right down the road.

533

534 *D. Boutin motioned to: 1) Solicit a traffic study; 2) Have an ambient light study done by the appli-*
535 *cant; 3) Have an ambient noise study done by the applicant that shows how the noise will affect the*
536 *neighborhood. Seconded by P. Scarpetti. Motion carried unanimously with a vote of 7-0.*

537

538 *D. Boutin motioned to continue the public hearing until July 19, 2021 for 47 Hackett Hill Road,*
539 *Map 17, Lot 7, 500,000 sf warehouse/distribution building, Port One Companies #2020-29. Se-*
540 *conded by C. Stelmach. Motion carried unanimously with a vote of 7-0.*

541

542 **ADJOURNMENT**

543

544 *D. Boutin motioned to adjourn at 8:05 pm. Seconded by T. Stewart. Motion carried unanimously*
545 *with a vote of 7-0.*

546

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

548

549 **Respectfully submitted by,**

550

551 */s/ AnnMarie Scott*

552

553 **AnnMarie Scott**

554 **Recording Clerk**