

1 **Official**

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3 **HOOKSETT PLANNING BOARD MEETING**

4 **Hooksett Town Hall Chambers**

5 **Monday, August 2, 2021**

6 **6:00 PM**

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

10  
11 **PROOF OF POSTING**

12  
13 **PLEDGE OF ALLEGIANCE**

14  
15 **INTRODUCE MEMBERS OF THE BOARD**

16  
17 **PRESENT: Tom Walsh (Chairman), Chris Stelmach (Vice-Chairman), Paul Scarpetti, Matt**  
18 **Reed, Don Winterton, and David Boutin (Town Council Representative)**

19  
20 **ALTERNATES: Robert Duhaime (Alternate)**

21  
22 **EXCUSED: Mike Somers and Denise Pichette Volk (Alternate)**

23  
24 **STAFF: Nicholas Williams (Town Planner)**

25  
26 **R. Duhaime will be a voting member this evening.**

27  
28 **APPROVAL OF MINUTES OF JULY 19, 2021**

29  
30 **July 19, 2021 Meeting – D. Winterton motioned to table the minutes of the August 2, 2021 meeting.**  
31 **Seconded by D. Winterton. Motion carried with a vote of 7-0.**

32 The item below was changed to the first item to be addressed.

33  
34 **CONTINUED FROM JULY 19, 2021**

35  
36 **1. JERRY LEE BROWN & KAREN LEA BROWN #2021-16**

37 **57 Granite Street, Map 6, Lot 31**

38 **2 lot subdivision**

39 **\*Public hearing was closed at the June 21, 2021, Planning Board meeting**

40  
41 Joe Wichert (Joseph M. Wichert LLS, Inc., Land Surveyor): We were here in June and July and I think  
42 we have solved the majority of the technical planning issues. This was tabled for a legal opinion as to  
43 what needs to be done with the house.

44  
45 T. Walsh: Nicholas, is there anything outstanding?  
46

47 N. Williams: No. With regard to the drainage issues, the town engineer issued a memorandum to the  
48 Board indicated he is okay with the existing drainage pattern. The waiver request was granted. You  
49 were provided with our town legal counsel's correspondence.  
50

51 *D. Boutin motioned to approve Jerry Lee Brown & Karen Lea Brown #2021-16, 57 Granite Street,*  
52 *Map 6, Lot 31, 2 lot subdivision. Seconded by R. Duhaime.*  
53

54 R. Duhaime: The driveway on the plan on Knights Avenue is what we discussed and it will stay that  
55 way?  
56

57 J. Wichert: Yes.  
58

59 R. Duhaime: The other existing driveway is shown on the map?  
60

61 J. Wichert: Yes.  
62

63 **Motion carried unanimously with a vote of 7-0.**  
64

65 **DISCUSSION**  
66

67 **1. ECONOMIC DEVELOPMENT ADVISORY COMMITTEE**  
68 **1700 Hooksett Road**  
69 **Proposed Master Plan Concept**  
70

71 Dave Scarpetti, Matt Barrett, Alden Beauchemin, and Jim Sullivan were present for the discussion.  
72

73 N. Williams stated this discussion was to be focused on the parcel across the street from the Cigna  
74 building. The EDAC is looking to potentially form a sub-committee to work with the developer and  
75 look at possibilities for the parcel, currently zoned MUD1, and potentially obtain a third party planner.  
76 Types of uses and traffic concerns were discussed.  
77

78 *D. Winterton motioned to get a legal opinion from the town attorney to inquire if there would be a*  
79 *conflict by a Planning Board member to be part of a master plan committee and then being asked to*  
80 *vote on the matter. Seconded by D. Boutin.*  
81

82 *D. Boutin amended the motion to reflect that it is a developer driven master plan.*  
83

84 *D. Winterton accepted the amendment.*  
85

86  
87 **Motion carried unanimously with a vote of 7-0.**  
88

89 The EDAC mentioned a design study that was done in 2004, and encouraged the developers to look at  
90 it stating there are some nice ideas for the village area and how this land can be integrated.  
91

92 It was stated that it is important to involve the neighbors early in the process and that all of the sub-  
93 committee meetings should be held in public. It was suggested to have a spokesperson from the neigh-  
94 borhood on the sub-committee.

95  
96 T. Walsh asked members of the public if they would like to speak and all declined.

97  
98 **BOARD DISCUSSION**

99  
100 None

101  
102 **OTHER BUSINESS**

103  
104 CHANGE-OF-USE

- 105  
106 78 Eastpoint Drive - Absolute Manufacturing  
107 38 Cinemagic Way - Apple Cinemas  
108 1193 Hooksett Road - Tattoo parlor and associated retail establishment  
109 1271 Hooksett Road (Kmart Plaza, former site of Hockey store - Spirit Halloween - seasonal)  
110 11 Kimball Drive - Direct Primary Care

111  
112 **ADJOURNMENT**

113  
114 ***D. Boutin motioned to adjourn at 6:53 pm. Seconded by D. Winterton. Motion carried unanimously***  
115 ***with a vote of 7-0.***

116  
117 **The next meeting of the Planning Board will be held August 2, 2021 at 6:00 pm.**

118  
119 **Respectfully submitted by,**

120  
121 **/s/ AnnMarie Scott**

122  
123 **AnnMarie Scott**  
124 **Recording Clerk**