

1 **Official**

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3 **AGENDA**

4 **HOOKSETT PLANNING BOARD MEETING**  
5 **HOOKSETT TOWN HALL CHAMBERS (Room 105)**

6 **35 Main Street**

7 **Monday, September 20, 2021**

8 **6:00 PM**

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10 **MEETING CALLED TO ORDER AT 6:01 P.M.**

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12 **PROOF OF POSTING**

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14 **PLEDGE OF ALLEGIANCE**

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16 **INTRODUCE MEMBERS OF THE BOARD**

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18 **PRESENT: Tom Walsh (Chairman), Chris Stelmach (Vice-Chairman), Don Winterton, Mike Somers, and David Boutin (Town Council Representative)**

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21 **ALTERNATES: Sheena Gilbert, and Denise Pichette Volk**

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23 **EXCUSED: Paul Scarpetti and Robert Duhaime**

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25 **NOT PRESENT: Matt Reed**

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

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29 **S. Gilbert and D. Pichette Volk will be a voting members this evening.**

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31 **APPROVAL OF MINUTES OF JULY 19, 2021, AUGUST 16, 2021 AND SEPTEMBER 1, 2021**

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33 **July 19, 2021 Meeting – D. Boutin motioned to approve the minutes of the July 19, 2021 meeting with the following amendments:**

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35 ***Line 3 - “Gymnasium” should be replaced with “Chambers (Room 105);”***

36 ***Line 60 - “May 17” should be replaced with “June 21”;***

37 ***Line 65 - should be replaced with: “Line 498 - the word “billion” should be replaced with “million.”***

38 ***Line 1207 - “Dority” should be replaced with ”Dougherty.”***

39 ***Line 1208 - “Holding” should be replaced with “Holdings.”***

40 ***Seconded by D. Winterton. Motion carried with a vote of 7-0.***

41 **August 16, 2021 Meeting** – *D. Boutin motioned to approve the minutes of the August 16, 2021*  
42 *meeting. D. Pichette Volk abstained due to not being in attendance at the August 16, 2021 meeting.*  
43 *Seconded by D. Winterton. Motion carried with a vote of 6-0.*

44 **September 1, 2021 Meeting** – *D. Boutin motioned to approve the minutes of the September 1, 2021*  
45 *meeting. Seconded by D. Winterton. Motion carried with a vote of 7-0.*

46 **EXTENSION OF APPROVAL**

- 47  
48 **1. EIP COMMUNICATIONS I, LLC #2021-21**  
49 **180 Londonderry Turnpike, Map 43, Lot 4**  
50 **Site plan extension for a wireless communications tower**  
51

52 Attorney Dan Klasnick (Duval & Klasnick LLC): The site plan was approved in 2018, and this Board  
53 granted a one-year extension in 2020. We would like another one year extension. There are no changes  
54 proposed to the facility or the 2018 approval. EIP is continuing to work with the wireless service pro-  
55 viders. The merger of Sprint and T-Mobile has caused some disruption in organizing and coordinating  
56 with the wireless providers to co-locate on this tower. They are continuing to work through that process  
57 with T-Mobile and other wireless providers to solicit support and interest. Until EIP secures interest  
58 they are not in a position to move forward. It is important EIP has a permit ready facility to present to  
59 the wireless providers.

60  
61 S. Gilbert: What are the challenges with marketing this site?  
62

63 Attorney Klasnick: Sprint was going to be the anchor carrier. Sprint and T-Mobile merged. Sprint, as  
64 an on-going entity disappeared. Some of the difficulty has been with T-Mobile's build out plan as well  
65 as efforts to market it for the other wireless service provider. EIP is an infrastructure company and they  
66 are subject to the customers timelines.  
67

68 C. Stelmach: How many times can they apply for an extension?  
69

70 N. Williams: Five.  
71

72 *D. Boutin motioned to grant a site plan extension for a wireless communications tower to November*  
73 *13, 2022 for EIP Communications I, LLC, #2021-21, 180 Londonderry Turnpike, Map 43, Lot 4. Se-*  
74 *conded by D. Winterton. Motion carried unanimously with a vote of 7-0.*  
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76 **WAIVERS**

- 77  
78 **2. KEVIN VACHON #2021-22**  
79 **310 Londonderry Turnpike, Map 31, Lot 10**  
80 **Waiver for residential use in the Performance Zone**  
81

82  
83 K. Vachon: I would like to rezone the part of the property that was formerly and apartment back to be-  
84 ing an apartment. In 2015 it was rezoned to be a dance studio. We are no longer using it as a dance stu-  
85 dio.

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T. Walsh: This used to be Turk’s Auto Body. I can attest to the fact that the apartment above the cinderblock building was an apartment since the 1970’s. It was a residence until the change to a dance studio.

S. Gilbert: Regarding the transition back. you mention carbon monoxide detectors. Has that been done?

K. Vachon: Everything was done and is up to code.

T. Walsh: Should they be issued an impact fee?

N. Williams: If they were never assessed an impact fee they should be?

D. Winterton: Were they issued one when they changed use?

K. Vachon: I was losing a lot of things when the use was changed.

D. Pichette Volk: Is it correct that we would not be rezoning, we are giving a waiver?

Open public hearing.

No public comments.

Close public hearing.

***D. Boutin motioned to grant the waiver for residential use in the Performance Zone, and waive any impact fees, for Kevin Vachon #2021-22, 310 Londonderry Turnpike, Map 31, Lot 10. Seconded by D. Winterton. Motion carried unanimously with a vote of 7-0.***

**COMPLETENESS REVIEW AND PUBLIC HEARING**

**3. DONALD C. & SONIA A. PARE #2021-20  
279 Hackett Hill Road, Map 28, Lot 2  
2 lot subdivision**

Rob Degan (S & H Land Services): The Pare’s could not be here. The Pare’s renewed their variance from the ZBA to create a reduced frontage lot. Everything else complies with the zoning. We received comments from your town engineer and addressed those.

D. Bouton: On the new lot, Lot 2-1, where is the house going?

R. Degan: I do not believe he had anything in mind at this point.

D. Boutin: You have a 4000 sq. ft septic field going towards the front and a well with a 75’ radius. I guess they must be planning toto build above the well radius. Correct?

131 R. Degan: They could build where they want as long as they got the proper process. We did a test pit  
132 to show that it fit and could be built, but no building permit has been pulled. He does not have a defini-  
133 tive layout in mind.

134  
135 D. Boutin: It would have been helpful to have that.

136  
137 Open public hearing.

138  
139 Laban Turner (285 Hackett Hill Road): I am here to find out where they plan on putting a house. There  
140 is not that much room to put a house next to mine or behind my house. This is geologically above my  
141 house. I don't know where that puts me in the future as far as property value. In the ZBA meeting it  
142 was said this would not affect the property value of any of the houses, but I think that is false.

143  
144 T. Walsh: Nicholas, in our regulations, in terms of the septic area and well radius, in this stage of ap-  
145 proval for a sub-division those things are not set in stone correct?

146  
147 N. Williams: They are not. Most of the time, when we do a sub-division, they will show the building  
148 envelopes on the plan set, but that is not required. Sub-dividing a property does not mean the property  
149 will be built on. So long as the building is located outside of the set-back and well radius DES typically  
150 approves.

151  
152 T. Walsh: The inner line signifies a 25' setback?

153  
154 N. Williams: Correct.

155  
156 Open public hearing.

157  
158 Roger and Clair Belisle: I own the property adjacent to and behind this. The boundary markers do not  
159 match my deed. I would like to have that straightened out before moving forward. I Holden Engineer-  
160 ing looking into this, but we have only had a week to look into this. My property line is a straight line  
161 up to the back.

162  
163 T. Walsh: Peter Holden is doing a survey on your behalf?

164  
165 R. Belisle: Yes.

166  
167 T. Walsh: Do you know when that will be complete?

168  
169 N. Williams: Mr. Holden thinks he can have something in writing by October 18, 2021.

170  
171 D. Boutin: It would be helpful to get a building envelope shown on the plan.

172  
173 T. Walsh: We can request that even though it is not required. If we have an abutter that has a question  
174 on the boundary and is securing his own survey it is worth looking into.

175  
176 Close public hearing.

177

178 *D. Winterton motioned to continue the 2 lot subdivision for Donald C. & Sonia A. PARE #2021-20,*  
179 *279 Hackett Hill Road, Map 28, Lot 2 until the October 18, 2021 meeting. Seconded by D. Boutin.*  
180 **Motion carried unanimously with a vote of 7-0.**

181  
182 T. Walsh: This will serve as public notice of the continuance that his matter will be continued until the  
183 October 18, 2021. No new notices will be going out.

184  
185 R. Degan: If I provide a proposed location it will not be binding, correct?

186  
187 T. Walsh: Correct.

188  
189 **4. THE RICHMOND COMPANY #2020-30**  
190 **400 Technology Drive, Map 29, Lot 76-1**  
191 **Parking lot with associated building**

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193 John Cronin (Cronin, Bisson, and Zalinsky): This was in TRC and went onto ZBA. Mr. Pastan has a  
194 contractual relationship with Amazon. This site across Exit 10 is in the back area of the TIF district. It  
195 is slated for future industrial development. One of the reasons this land has not been developed is due  
196 to the ledge and elevation. Amazon has the delivery vehicles already coming to that intersection. There  
197 have been questions as to where they have been parking. Most of those spaces have not been permitted.  
198 The goal of Amazon was to structure this use and get it on a site where they can manage and control it.  
199 Amazon currently subsidizes the parking. They look at this as a gateway to get work done on this site,  
200 to get to the rock, and open up the land for office development. We will not have a timeline until the  
201 site is cleared. The first step would be to establish the parking lot and get the Amazon vehicles into the  
202 site. Amazon drivers would come with their personal vehicles and take the vans. As far as traffic, Am-  
203 azon has a sophisticated traffic system. They operate in waves and would not be delivering during peak  
204 hours. They go out after peak hours. There has been discussion about fueling at Irving. The trucks  
205 move in stacks. Mr. Pernaw has stated traffic is self-executed. It cures itself. We mentioned putting a  
206 fuel pump on this property. The Economic Development Committee stated they like to see the vans  
207 supporting the businesses. We will need AOT permitting. At ZBA Mr. Pernaw did an analysis of the  
208 vehicles. The ZBA was satisfied and comfortable with the phasing. We are looking for a permit to  
209 move forward with this lot. We would do industrial and office building in another phase. Fully built out  
210 this would generate \$600,000 per year in tax revenue. Sewer dry line will be extended to the frontage.  
211 They will be available to be used that once the town finishes the pumping stations, etc. The Sewer  
212 Commission looks favorably upon the infrastructure developments. Mr. Holmes will discuss the engi-  
213 neering details.

214  
215 Frank Holmes (Langan Engineering): The site plan shows the parking lot with a curb cut entrance.  
216 There would be a small building and area with a guard shack, conference room, and storage for mainte-  
217 nance equipment. There would be 549 spaces in the parking lot for the vans. In the back would be  
218 spaces for 16 passenger vehicles and a training area for the drivers. The lot would be designed with  
219 Amazon's dimensional criteria for sidewalks and crosswalks. It would be fenced in with a gate and  
220 landscaped. The stormwater management system has been designed. The water will be collected and  
221 discharged in an underground system to the southwest portion of the site. Your town engineer provided  
222 comments that are minor and can be incorporated into the plans.

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224 D. Winterton: The drivers would drive their own cars up Technology Drive?

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F. Holmes: There is a section for personal vehicles. The first wave of drivers would come park and get the van. When they are done they would return the van and take their personal vehicle.

D. Winterton: Do they get in their own van or any van?

F. Holmes: I believe any one that is there.

C. Stelmach: How much ledge is where the retention pond is?

F. Holmes: We placed that detention area in a place we are filling. That portion of the site is in a fill area.

C. Stelmach: How it will percolate?

F. Holmes: It will percolate into the land?

C. Stelmach: Any ledge?

F. Holmes: No. We dug at varying depths and did not find any ledge. Most of that drainage system will be in a fill area. It is designed to infiltrate the water and fill up the volume. There is an outlet pipe coming out of the system into a culvert that goes under a road. The rate discharging to the pipe is less than what it is now.

C. Stelmach: The cars will park here now and there will be not parking at any other site?

Philip Pastan (President and Founder of The Richmond Company): Yes.

D. Pichette Volk: Will there be anything in the vans when they enter them?

F. Holmes: No. They will drive the vans across the street and get them loaded at the facility on Quality Drive.

D. Winterton: The future of these vans will be electric. Has there been consideration to having power outlets at each of the spots of the vans?

P. Pastan: As far as infrastructure no, but there is enough real estate for that.

D. Boutin: Nicholas, on page 2, in the second paragraph of the material you presented to us, it says: "and to date there has been discussion of approving the proposal conditional upon a pad site for warehousing and office space in place on the final prints. Is that warehouse space they are showing?"

N. Williams: That discussion took place at the TRC in 2020 when we were presented with the proposal. That was about if the tenant pulls out. There were no decisions made. I think it is important to have that discussion at this phase.

D. Boutin: If Amazon pulls out, this area could become warehouse and distribution space?

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N. Williams: It could be.

D. Boutin: DOT commented on the drainage. They did not want drainage going to Rt. 3A. Have you gotten approval from DOT?

F. Holmes: If we need DOT approval we will get it.

N. Williams: There is a requirement that the town obtain the permit on their behalf for the intersection of Rt. 3A and Technology Drive because that is a town road.

D. Boutin: With respect to the drainage issue, is this something that you were aware of?

N. Williams: When the town submits the application for the driveway permit application, if they have any questions, or require any updated information on that drainage, that will be something we will be requesting from them as part of that application.

D. Boutin: It doesn't sound like you have been working with DOT on the drainage. Are you working with DOT on your drainage permit?

F. Holmes: Yes. We are working with them on the scope of the project.

D. Boutin: If you got approval, it would be conditional on getting approval from DOT.

S. Gilbert: What is the intention of future use of the additional land?

P. Pastan: We are working with Tom Farrelly at Cushman and Wakefield to lease up that extra land. In addition, we are competing for an RFP from the state government for roughly 50,000 sq. ft. It was just issued and we responded. Hopefully they will consider our site for that. Their span of area goes from Concord, NH to here. We are competing with more than just Hooksett. Our goal is to place them at the continuation of Technology Drive to the low area where the granite that will be blasted and crushed will be pushed to raise it higher to fill that area. That abuts the on ramp to I-93 north. That is where we are looking to propose our office space development because it will have some visibility from the highway. Regarding the timing of the RFP, they are looking for a building in 2023. Given our construction schedule we believe we could meet that.

S. Gilbert: How many people would that bring to their offices?

P. Pastan: They do not say how many people they will house. I can try to get that information for the next hearing.

S. Gilbert: I would like to understand if we are losing all of that land what are we gaining. What is the long term benefit to the town.

P. Pastan: Our goal is to develop the additional acreage in the 300,000 to 400,000 sq. ft. range.

S. Gilbert: I am curious what that looks like.

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P. Pastan: We would be targeting a warehouse/industrial building where 10 percent of the building is office and 90 percent is industrial or vice versa, depending on the use.

D. Winterton: I want to confirm that with all of the blasting none of it is coming down to Rt. 3A and it is all going to the back.

P. Pastan: Correct.

C. Stelmach: On the back side would the blasting affect any abutters and have you contacted them?

P. Pastan: We have been in contact with them and at the ZBA meeting they have offered their support.

Attorney Cronin: I have a number of letters to put on the record: J & M Hooksett Realty, LLC, Elliot Health Systems, Reico Hooksett LLC, Bert Doyon Enterprise, and the Town of Hooksett Economic Development Advisory Committee.

T. Walsh: In terms of marketing the rest of the lot in the future, when you are taking the rock out to make the parking lot, are you going any further than what you need or are you going to be doing anything in the center of this land where the peak is?

F. Holmes: The project, as designed, deals with this project. There is a fair amount of grading. The center portion of the site will be lowered 15 to 20'. The amount of material that will be removed is confined to the limits of this project.

T. Walsh: It was mentioned that it hasn't been developed because it is a challenging spot. It sounds like it is still going to be a challenging spot and, therefore, I don't know how it will be marketing in the future, other than taking the rock and putting it in that hole. It looks like the majority will remain.

P. Pastan: Having the revenue stream from the Amazon opportunity allows us to take those dollars and repurpose them for the back to continue to build.

C. Stelmach: What is the building in the top right corner for?

F. Holmes: That is a shelter on four corner supports, for the driver training area, to protect people from the weather and sun.

S. Gilbert: With Amazon's growth and this being a relatively new venture having their own fleet, will this grow, be sustainable, and be enough?

P. Pastan: Amazon works in real time. They have things are their headquarters that tell them the packages coming out of an area and where geographically the next spot could be to support the next store. It does not mean they will grow more in this store, they will grow their footprint geographically. If there is too much pressure at this store, that will take the pressure off of this location.

S. Gilbert: So there is a possibility they may open another facility in another town if the pressure becomes too great at this location?



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P. Pastan: Correct.

T. Walsh: Nicholas, do you have anything to add?

N. Williams: We previously met and were in agreement this would be continued to a subsequent hearing. I believe Mr. Pernaw, the person who is doing the traffic analysis, will be in to review his findings with the board. Bruce has now completed his review of the project and there are three waiver requests Bruce has recommended approving.

***D. Boutin motioned to find the plans complete for a parking lot with associated building for The Richmond Company, #2020-30, 400 Technology Drive, Map 29, Lot 76-1. Seconded by C. Stelmach. Motion carried unanimously with a vote of 7-0.***

D. Boutin: I want to be assured the DOT issue of drainage will be addressed at the next Planning Board meeting.

N. Williams: I cannot guarantee it will be done by the next meeting, however, the town will be required to submit a permit application for the change of use for the additional traffic it will put through that light. If they have any additional information they are going to require on drainage in order to approve the permit application, we will be requesting that information from them and their engineer. They will have to have that permit in hand before we issue any kind of permit.

T. Walsh: In terms of traffic, was their anything mentioned in TRC about us doing a traffic study or will we be using the one from the applicant?

C. Stelmach: For future development, if the warehouse on Hackett Hill road goes through, would future development tie into that?

Attorney Cronin: It would not connect to this site. Those buildings do not get built on speculation. There is a specific user. If it is a warehouse use traffic would be low. Once those buildings get built they have redo everything and come back here to satisfy this board that it works.

C. Stelmach: I want to see if that will add more delivery vans because more product is coming into the warehouse on Hackett Hill.

Attorney Cronin: I am not sure they are directly related, and I do not think there would be any site connection. I think the BJ's facility handles about as much as it can handle now.

D. Boutin: Chris, are you suggesting Amazon will go on Hackett Hill Road?

C. Stelmach: I am not saying it is, but there has been talk that it could.

D. Boutin: That is not relevant to this site application.

T. Walsh: The warehouse on Hackett Hill Road is not going to be a last mile distribution center so I do not know if any of these things are related to each other.

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414 D. Winterton: Nicholas, there is discussion of impact fees in your letter.  
415

416 N. Williams: Our impact fee ordinance does not specifically provide for a way to assess an impact fee  
417 for a parking facility like this one. There was some discussion at the ZBA meeting. I believe the figure  
418 that was thrown out was \$50,000 for the lot.  
419

420 Attorney Cronin: When we went to the Economic Development Committee there was a suggestion of a  
421 number per space. I don't think there is any set measure for it. The rational nexus test controls. That  
422 traffic is already at that intersection. We are redistributing it. We are open to a conversation to do  
423 something that is fair. We went with \$50 per space and came up with roughly \$53,000.  
424

425 T. Walsh: I don't agree that all of the traffic is there. Some of it is because you are already using some  
426 of the lots at 100, 200, and 300. For all of the other lots that traffic is not there.  
427

428 Open public hearing.  
429

430 Attorney John Roy: I represent Bert and Kathy Doyon. My clients are in favor of this request. They  
431 believe this is a desirable development of the area, it will improve property values, and in the long run  
432 this will improve a traffic problem that presently exists.  
433

434 Close public hearing.  
435

436 T. Walsh: We will talk about the traffic and impact fees and waivers at the next meeting.  
437

438 ***D. Boutin motioned to continue the discussion of a parking lot with associated building for The***  
439 ***Richmond Company, #2020-30, 400 Technology Drive, Map 29, Lot 76-1 to the October 4, 2021***  
440 ***meeting. Seconded by D. Winterton. Motion carried unanimously with a vote of 7-0.***  
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442 T. Walsh: This is public notice that this matter will be continued to the October 4, 2021 meeting. No  
443 new notices will be going out.  
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## 445 **PUBLIC HEARING**

### 446 **5. NHSD HOLDINGS, LLC #2021-23**

#### 447 **11 Benton Road, Map 30, Lot 1**

#### 448 **Request to amend the conditions of approvals that currently prohibit "league games" at**

#### 449 **the NH Sports Dome.**

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452 Attorney John Cronin (Cronin Bisson and Zalinsky): In the April, 2021 Planning Board meeting, there  
453 was a question of a condition with respect to league games. At the time the applicant was under pres-  
454 sure to get this approved. The question was if they would have high school or interscholastic games. To  
455 get the matter approved, the engineer said they would be fine without doing games, but leave the win-  
456 dow open to come back regarding games. The facility has been a success, however, a lot of people that  
457 use it are frustrated their kids cannot use it for games. This site is limited by its parking spaces and con-

458 figuration. It is not designed for collegiate or high school type games. We are asking to amend the con-  
459 ditions of approval to allow league games. We have numerous letters of support including a letter from  
460 the governor.

461  
462 M. Somers: Would part of this be evening sports with adults playing games?

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464 Frank Bizzarro (Principal and Founder of the SportsDome): Yes.

465  
466 D. Pichette Volk: The schedule you are showing has happened? When would the league games hap-  
467 pen?

468  
469 F. Bizzarro: Yes. During nights and weekends.

470  
471 D. Boutin: I thought you said this would not be a facility for high school or college games?

472  
473 Attorney Cronin: Correct.

474  
475 D. Boutin: What do you mean by league game?

476  
477 Attorney Cronin: An informal league. Maybe six teams that play on a Friday night. It is not a crowded  
478 event.

479  
480 D. Boutin: How many league games can you have at one time?

481  
482 F. Bizzarro: Two.

483  
484 D. Boutin: Do you have the parking spaces to accommodate that kind of use?

485  
486 F. Bizzarro: Yes.

487  
488 D. Boutin: How many spaces do you have?

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490 F. Bizzarro: 100 spaces and an occupancy space of 200.

491  
492 D. Winterton: Have there been any calls to the police of people doing things they should not be doing?

493  
494 F. Bizzarro: We have had some trespassing on the property.

495  
496 C. Stelmach: This would be like Petersbrook on a Saturday.

497  
498 F. Bizzarro: We have limiting factors such as parking spaces. This facility is designed for bigger kids.

499  
500 C. Stelmach: There is no space for spectators.

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502 F. Bizzarro: There is about 10' of space and no plan to put in seating.

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504 Attorney Cronin: The access road is long so it would be cued up on site.

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T. Walsh: Has the left hand turn been working?

N. Williams: I have not heard anything.

D. Pichette Volk: Is it soccer only for the league model?

F. Bizzarro: We can utilize the turf for any sport. Lacrosse, baseball, softball, volleyball, etc. We are trying different sports to enhance our revenue stream.

S. Gilbert: Will this bring in more opportunity for more children to be involved?

F. Bizzarro: Yes

S. Gilbert: Would you be putting in padding?

F. Bizzarro: The facility would not allow for that as it is a bubble.

Attorney Cronin: We have provided a wide variety of sporting activities in support of this.

Open public hearing.

Nicole Letendre (26 Benton Road): This was supposed to be a training facility only. They are saying it will not be for collegiate use, however, it was stated they would let SNHU use the facility. This will expand and growth will continue. They told everyone what they wanted to hear to get the approval. The residents wanted a balloon test. They did not want to do a balloon test so they brought in a photo. They sold the property, the trees were cut, and now I can see the dome from my property. According to the approval, league games would not be held. Pick up soccer games are currently being held at the Sports Dome. I brought this up to Code Enforcement. They are already playing games that are not permitted. I think they are going to do things that they are not permitted to do. We had a petition of 100 citizens that wanted another traffic study. People are turning right onto Benton Road and the traffic has increased. I think that until the road is safer, and they don't just do what they want, they should not be allowed to do more things.

Karin Goyette (17 Benton Road): The Sports Dome people were adamant this would be a training facility only. They are holding games. We are wondering if their thoughts all along were to have games and they were lying to us.

Matt Comai (21 Elmer Avenue): I don't understand the difference between a game or a training opportunity. It will be the same amount of people at the same amount of time. A business has been given everything they needed to open and now what they are doing is being questioned. It is a great opportunity for business. As far as the left and right turn, people run red lights all the time. This is a business will all the capacity it needs for games or practices. I support this.

Ryan Joy (Director of operations for NH Soccer Association, league director for NH Soccer League, which is the largest outdoor youth league in the State of NH, and women's soccer coach at Plymouth State University Soccer): I am in support of the Sports Dome and leagues being involved in the Dome.

552 Friday I trained my college team to prepare for our game with the same number of kids on one field as  
553 for the game itself. Whether I am training and playing games in training, or playing a game there is the  
554 same number people on the field playing. Pick up games were mentioned. You could have 10-12 peo-  
555 ple show up or you could have 50 or 60. In a game you have limited rosters. High schools and colleges  
556 play in games year round. If there was a fear for NHAA events, where buses would be coming into this  
557 facility, the Sports Dome is not a place that would be played. When this was being built I thought of  
558 this facility as opportunity for kids and adults. A game through training or a league game is essentially  
559 the same thing. The community is excited about this opportunity.

560  
561 Dave Macpherson (28 Springwood Drive): I am the president of Hooksett Youth Lacrosse. My pro-  
562 gram has benefited from the Sports Dome for training. In years past I have had to go to other locations.  
563 The benefit of being able to have games in the Sports Dome is a tremendous opportunity. We are  
564 locked into the NH Youth Athletic League schedule. If I have a facility where I don't have to worry  
565 about weather, the games will not get cancelled. I could have two small field games going on at the  
566 same time for the younger kids. The difference between games at the Sports Dome and Petersbrook is  
567 Petersbrook has at least five fields and ten teams. The benefit of this opportunity to the kids in this  
568 town is phenomenal. There is a lacrosse league in MA and NH. I would be able to have an indoor facil-  
569 ity for my league to have games over the summer.

570  
571 Close public hearing.

572  
573 S. Gilbert: How many players are there in a children's baseball game?

574  
575 F. Bizzarro: 12 to 16.

576  
577 S. Gilbert: So roughly 32 parents plus coaches.

578  
579 D. Pichette Volk: What would be the outer limits of operation?

580  
581 F. Bizzarro: 8:00 am to 10:00 pm.

582  
583 D. Pichette Volk: You would not anticipate any change?

584  
585 F. Bizzarro: No.

586  
587 D. Boutin: I was a supporter of this project from the beginning. I travel Benton Road at least three  
588 times a week. I have never noticed a traffic problem on Benton Road based on the current use. My mo-  
589 tion was made because Benton Road is a residential neighborhood. When I played high school sports  
590 maybe 300 - 400 people showed up. We made it clear from the beginning this would be strictly for  
591 training. How do we define league and what is the outer limit to league. Certain sports are going to  
592 draw a lot of spectators. I don't know how to regulate how many people are in the Sports Dome and  
593 how many people are in the parking lot unless we send the Code Enforcement there every time they  
594 have a game. I thought this would be good place for kids to go for training. I would caution the board  
595 to go to the next step. I think it will cause trouble for the people on Benton Road.

596

597 D. Winterton: I have been around sports my whole life and support this idea. I have played a lot of  
598 pick-up games. The way you got better was to play with kids older than you are. The fact we could al-  
599 low our kids to stay in town and invite other people here to support our business is an opportunity we  
600 should not miss. Maybe we could put a limit that you cannot have an NCAA event. Athletics today  
601 have limited spectators. I think this is great for the town and the kids. A lot of people wrote letters in  
602 support of this from businesses to teams. I support this.  
603

604 S. Gilbert: It does not seem like you will reach maximum capacity with these games. Thirty-five per-  
605 cent of children today are overweight. I think it is important as a community to support something like  
606 this.  
607

608 T. Walsh: I do not like bait and switch and this appears to be what is happening. At the other side of  
609 the coin I see the building is only allowing 200 people and 100 parking spaces that will not change.  
610 There have been no complaints about people taking a right hand turn. The bait and switch bugs me.  
611

612 D. Boutin: It think the board did the right think for this to be practices only. I do not support league  
613 games.  
614

615 *D. Boutin motioned to not support the request to amend the conditions of approvals that currently*  
616 *prohibit “league games” at the NH Sports Dome for NHSD Holdings, LLC #2021-23, 11 Benton*  
617 *Road, Map 30, Lot 1. Seconded by C. Stelmach.*  
618

619 M. Somers: I don’t think you can define league games, so this should just be if games will be allowed.  
620

621 **Roll Call**

622 **D. Boutin: Yes**

623 **D. Winterton: No**

624 **M. Somers: No**

625 **D. Winterton: No**

626 **S. Gilbert: No**

627 **C. Stelmach: Yes**

628 **T. Walsh: Yes**  
629

630 **Motion fails with a vote of 4-3.**  
631

632 *D. Winterton motioned to approve the request to amend the conditions of approvals that currently*  
633 *prohibit “league games” at the NH Sports Dome for NHSD Holdings, LLC #2021-23, 11 Benton*  
634 *Road, Map 30, Lot 1. Seconded by S. Gilbert.*  
635

636 D. Winterton amended his motion to state:  
637

638 *D. Winterton motioned to approve the request to amend the conditions of approvals that currently*  
639 *prohibit “games” at the NH Sports Dome for NHSD Holdings, LLC #2021-23, 11 Benton Road,*  
640 *Map 30, Lot 1. Seconded by S. Gilbert.*  
641

642 **ROLL CALL**

643 **D. Boutin: No**

644 **D. Winterton: Yes**  
645 **M. Somers: Yes**  
646 **S. Gilbert: Yes**  
647 **D. Pichette Volk: Yes**  
648 **C. Stelmach: No**  
649 **T. Walsh: No**

650  
651 **Motion carries with a vote of 4-3.**

652  
653 Attorney Cronin: To clarify the comment about bait and switch, in the minutes of the April 15, 2021  
654 meeting, on page 18, it is stated that they wanted to come back in the future to ask for league games.

655  
656 **BUSINESS OCCUPANCY**

657  
658 None.

659  
660 **BOARD DISCUSSION**

661  
662 None.

663  
664 **OTHER BUSINESS**

665  
666 None.

667  
668 **ADJOURNMENT**

669  
670 ***D. Boutin motioned to adjourn at 7:56 pm. Seconded by D. Winterton. Motion carried unanimously***  
671 **with a vote of 7-0.**

672  
673 **The next meeting of the Planning Board will be held October 4, 2021 at 6:00 pm.**

674  
675 **Respectfully submitted by,**

676  
677 **/s/ AnnMarie Scott**

678  
679 **AnnMarie Scott**  
680 **Recording Clerk**