

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, October 4, 2021**

8 **6:00 PM**

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10 **MEETING CALLED TO ORDER AT 6:03 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), Don Winterton, Mike Somers, Paul Scarpetti, and David**
19 **Boutin (Town Council Representative)**

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

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23 **EXCUSED: Chris Stelmach (Vice-Chairman) and Matt Reed**

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25 **NOT PRESENT:**

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

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29 **S. Gilbert and R. Duhaime will be a voting members this evening.**

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31 **APPROVAL OF MINUTES OF SEPTEMBER 13, 2021 WORKSHOP AND SEPTEMBER 20,**
32 **2021**

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34 **September 13, 2021 Meeting – D. Boutin motioned to approve the minutes of the September 13,**
35 **2021 meeting. Seconded by D. Winterton with the following amendments:**

36 *Line 203 - “When these buildings go to be asked” should read “When these buildings go to be*
37 *assessed.”*

38 *Line 39 and 40 should be replaced with: “If we go over this one item at a time without the majority*
39 *of the members not having read it yet, we are going to be in for a long night. Does it make sense to*
40 *give everybody an opportunity, with a goal to go over this on their own, to highlight the issues that*
41 *they have, and we can hold another workshop to hammer it out in a more timely fashion?”*

42 *Line 57 - “D. Marshall” should read “D. Winterton.”*

43 *Line 35 and 83 - “Statue” should read “statute.”*

44 ***Line 95 - “Sunny Cell” should read “Sonney Sell.”***

45 ***Line 102 should read: “We can all see the numbers. The vacancy rate is under 1%, and 5% is***
46 ***considered healthy.”***

47 ***Line 229 - “D. Marshall” should read “D. Winterton.”***

48 ***Seconded by D. Winterton. R. Duhaime and M. Somers abstained due to not being present at the***
49 ***September 13, 2021 meeting. Motion carried with a vote of 7-0.***

50 ***September 20, 2021 Meeting – D. Boutin motioned to approve the minutes of the September 20,***
51 ***2021 meeting. Seconded by D. Winterton. R. Duhaime and P. Scarpetti abstained due to not being***
52 ***present at the September 20, 2021 meeting. Motion carried with a vote of 7-0.***

53 **WAIVERS**

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- 55 **1. OWEN MARINE #2021-24**
56 **20 Londonderry Turnpike, Map 49, Lot 44-1**
57 **Waiver from requiring impervious surface for parking**

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59 T. Walsh: This waiver request has been withdrawn by the applicant.

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61 **COMPLETENESS REVIEW AND PUBLIC HEARING**

- 62
- 63 **2. RIDGEBACK SELF STORAGE #2021-19**
64 **1461 Hooksett Road, Map 18, Lot 49-D**
65 **Site plan for parking lot for larger vehicle storage**

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67 ***D. Boutin motioned to find the site plan for parking lot for larger vehicle storage complete for***
68 ***Ridgeback Self Storage, #2021-19, 1461 Hooksett Road, Map 18, Lot 49-D. Seconded by M. Somers.***

69

70 N. Williams: The plans were submitted without a landscaping plan. The site plan is not complete un-
71 less you waive the landscaping requirement.

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73 An email from Karl Dubay to Nicholas Williams, dated October 4, 2021, requesting a waiver of the
74 Landscape Standards was referenced.

75

76 ***D. Boutin motioned to find the site plan for parking lot for larger vehicle storage complete for***
77 ***Ridgeback Self Storage, #2021-19, 1461 Hooksett Road, Map 18, Lot 49-D, and waive the landscap-***
78 ***ing plan. Seconded by D. Winterton.***

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80 P. Scarpetti: I would like to ask the applicant if he can explain the area around Thames Road. What is
81 currently existing along the roadway?

82

83 Karl Dubay (Dubay Group): The landscape plan was an oversight. The intention is to retain the exist-
84 ing vegetation around the perimeters. There would be a 20’ setback. Any areas around the strip would
85 have a Vermont Wildflower restoration mix. We would be happy to supplement the existing vegetation
86 if needed.

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Dave Grappone: It is all trees.

R. Duhaime: How high is the car port?

K. Dubay: The building will be 20' high with a minimum building set back of 30'. The grade varies between 320 and 322. It would be 4' to 5' higher than the existing grade along the property line. We would put the building in and re-vegetate that slope.

R. Duhaime: There is a residential home park behind there.

D. Grappone: David would agree to supplement landscape trees if the Planning Board wanted us to do that.

R. Duhaime: I would like to see the back of the building broken up by trees.

K. Dubay: We would put in a buffering strip of trees to meet the performance zone standards of that landscape section.

N. Williams: They are asking for a waiver of section E of the landscaping requirement, the interior. We would still need to see landscape plans for the perimeter landscape.

Roll Call

D. Boutin: Yes

D. Winterton: Yes

M. Somers: No

P. Scarpetti: No

S. Gilbert: No

D. Pichette Volk: Yes

T. Walsh: No

Motion fails with a vote of 4-3.

K. Dubay touched on the site plan.

K. Dubay: The building is dry steel with a three sided canopy where customers can put their RV's. This would be a low traffic, quiet, secure place to park an RV or boat. The customers would come in once or twice a year. There would be full security with security cameras, drainage, and the self-enclosed stormwater study soils are good. There would be a small amount of flow coming off that would be less than is there now. We have a lighting plan. This is a good quiet use and there is a big demand for this. The use is a good tax base with no impact to schools. There is an existing easement. We received a memorandum from fire chief saying it is okay. We are bringing an extension of water pipe for a hydrant onto our property, that will be accessible for emergency purposes, that can access the private road. We will develop a full landscape plan and provide that.

T. Walsh: In terms of the internal landscaping is the Board okay with not seeing an internal landscaping plan?

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It was a Planning Board consensus that they are agreeable with not seeing an internal landscaping plan, but would like to see the landscape plan for the boarder.

N. Williams read a memo into the record to himself from Bruce Thomas dated October 4, 2021 re: Ridgeback Plan Review.

D. Winterton motioned to continue the public hearing for Ridgeback Self Storage, #2021-19, 1461 Hooksett Road, Map 18, Lot 49-D until October 18, 2021. Seconded by Paul Scarpetti. Motion carried unanimously with a vote of 7-0.

T. Walsh: This is will serve as notice of the continued public hearing for Ridgeback Self Storage. No additional abutter notices will be sent out.

CONTINUED PUBLIC HEARING

**3. THE RICHMOND COMPANY #2020-30
400 Technology Drive, Map 29, Lot 76-1
Parking lot with associated building**

Attorney John Cronin (Cronin, Bisson, and Zalinsky): We were previously here regarding site and site specific issues. Mr. Pernaw is with us tonight. The drainage will being gathered at corner of site and percolated on this land. It will not go out onto Rt. 3. We are proposing three waivers. We proposed an impact fee of \$28,250.

Steven Pernaw (Pernaw and Company): Our office prepared the initial traffic study. Since then we had a scope meeting with DOT in August. We looked at the morning and evening peak traffic. We did a 24 hour count at the Amazon site. That identified to us the existing traffic being generated. The intersections are signalized and are driven by a demand responsive system. DOT has a traffic count station south of the interchange. The average daily count 16,700 cars going back and forth. That was in 2020 when the traffic levels were down. Raw data from DOT showed the most recent counts in 2020. In April 2017 the average daily counts were 20,000 to 21,000. That number is meaningless. We care about the rate of traffic flow on an hourly basis. We refer to a peak hour not average. The highest hour is the PM peak. Amazon is currently generating 1,900 cars and trucks, in and out of both driveways, simultaneously. Their peak hour is between 10:00 am and 11:00 am and 5:00 pm to 6:00 pm, slightly after the pm peak hour. Currently Amazon has their vehicles parked at several locations. There are 13 travel pattern that have to be considered and analyzed. This new parking lot will be used instead of the other four locations they are currently using. I have identified the current travel patterns and how they will change once the vehicles are in one parking lot, as well as the travel routes when the vans leave and when they return. There will be a reduction in traffic from the people who travel back and forth to the parking area at the airport and Beamus Road. On a daily basis the impact on Quality Drive is 0. This project will not increase the trips generated by the existing facility. There will be an impact on Technology Drive. On Rt. 3A there will be less vehicles. There are pluses and minuses going on in all cases. The way Amazon works is supposed to be like clockwork. The Amazon system operates in four waves that happen during off-peak hours. We have prepared an intersection capacity analysis. Everything is operating below capacity and these statistics will not change with this new parking facility due to Amazon operating off-peak. DOT was on board with our study area of am and pm peak hours. They have asked us to analyze

181 everything so they can issue new driveway permits for Technology Drive and Quality Drive to the
182 Town of Hooksett. We will look signal timing to make sure it is appropriate. The worst case would be
183 that we will recommend a different cycle length. There will be no modification necessary to the config-
184 uration of the roads in terms of lanes.

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186 D. Pichette Volk: Approximately how many vehicles are there per wave?

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188 S. Pernaw: Approximately 50. It changes by month of the year.

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190 D. Pichette Volk: Not all 50 vehicles can get through in one cycle.

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192 S. Pernaw: Correct.

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194 D. Pichette Volk: That is why you are referring to cycle length?

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196 S. Pernaw: Cycle length means the time the control is programmed when it turns green on a approach
197 and turns green again. Today there are four signal phases.

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199 D. Pichette Volk: Are those intersections controlled with an opticom system for emergency vehicles?

200
201 S. Pernaw: It do not have that information but can get it. If there is one it will stay.

202
203 T. Walsh: These numbers were done with some of the businesses in that area closed. Is it your opinion
204 that this traffic increase will impact your ability to attract

205
206 Phil Pastin: No when we go forward to build more buildings we will be back to analyze more demand
207 and any changes.

208
209 T. Walsh: Is there any guarantee that you will no longer 100, 200, and 300 Technology Drive for park-
210 ing if this gets approved?

211
212 Phil Pastin: All of the parking will come here.

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214 R. Duhaime: Regarding the the stacking issues when you come out of the Irving gas station, if a tractor
215 trailer is there that will impact the stacking and key times. They have to stick to this schedule or staking
216 will change. How may cars can take a left hand turn into Quality Drive northbound?

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218 S. Pernaw: In the am 58 and pm 85.

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220 R. Duhaime: How many cars can stack at that light?

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222 S. Pernaw: I don't have that information with me. We don't anticipate we are going to have to
223 lengthen it because of the time. We will look at it.

224
225 R. Duhaime: The state would be on you if that failed, not us. If people are not already on the highway
226 they will want to avoid the toll and that will increase traffic on Rt. 3A.

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228 D. Winterton: Does it count if someone is going northbound, taking a left up Technology Drive, and
229 pulling into the Irving?
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231 S. Pernaw: Yes.
232

233 S. Gilbert: The vehicles are going to be registered in Hooksett correct?
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235 Phil Pastin: They will be registered in different places. Amazon would not commit they would all be
236 registered here.
237

238 S. Gilbert: When did they go into Quality Drive?
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240 N. Williams: 2019.
241

242 S. Gilbert: So the 2017 data you referenced is prior to Amazon being at this location. Table 1 shows
243 totals for daily trips of passenger vehicles and delivery vehicles. Are the passenger vehicles for every-
244 day pedestrians or the employees?
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246 S. Pernaw: They could be tractor trailer trucks but mostly employees. 54 percent of the vehicles are
247 Amazon vans.
248

249 S. Gilbert: In figure 3, it looks like going northbound there is a plus four.
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251 S. Pernaw: The plus four comes from a plus 24 southbound right turn, a minus twenty-two going
252 straight through, a plus six left coming out of Technology Drive, and a minus four heading northbound.
253

254 S. Gilbert: November of 2020 was a record year for Amazon with the drive to e-commerce. Do you
255 think that is more of a new normal? In my opinion, that looks like what we should expect.
256

257 Phil Pastin: It was high because of Covid. The design is to incorporate that key time. If this Amazon
258 facility were to get bigger they would look for another location to expand.
259

260 T. Walsh: There is state law that covers out-of-state businesses that do business in New Hampshire,
261 and have vehicles that are regularly garaged or parked in the state, stating they need registered in the
262 state. Most of the ones I noticed are from New Jersey. I am going to look into that.
263

264 D. Boutin: The memorandum from Bruce Thomas to Nicholas Williams, dated September 14, 2021,
265 indicates there are deficiencies in the site plan.
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267 T. Walsh: Nicholas, do you have any comments?
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269 N. Williams: They have been made aware of Bruce's comments. We also have the issue of the waiv-
270 ers.
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272 Open public comments.

273 No public comments.

274 Close public hearing.

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D. Boutin motioned to approve three waivers: 1) To reduce cover over the pipe; 2) To waive crown matching requirement; 3) To surcharge lines. Seconded by M. Somers. Motion carried unanimously with a vote of 7-0.

Attorney Cronin: We are happy to make the revisions that Bruce Thomas mentioned.

Impact Fees

D. Winterton: I think the amount they offered for impact fees is fair. Would these be impact fees we would have to return?

N. Williams: We would keep them here for a period of six years, first in first out, and if they have not been used in this area they would be returned.

The applicant can put in a voluntary one time contribution waiving any right to a refund.

D. Boutin motioned to have the impact fees be non-refundable for a parking lot with associated building for The Richmond Company, #2020-30, 400 Technology Drive, Map 29, Lot 76-1. Seconded by P. Scarpetti.

D. Winterton: That will go into the town's operating budget?

N. Williams: The division is 90 percent fire and 10 percent police.

D. Boutin: I recommend we use the normal formula.

R. Duhaime: Sewer is in this district. I think this would be a good donation into the TIF district.

Attorney Cronin: We said we would leave it to your discretion.

D. Winterton: I concur with R. Duhaime.

D. Boutin: I think we should use the existing formula.

S. Gilbert: This is an eight foot fence?

Attorney Cronin Yes.

D. Boutin amended his motion to have the impact fees be non-refundable for a parking lot with associated building for The Richmond Company, #2020-30, 400 Technology Drive, Map 29, Lot 76-1 and the normal distribution formula for impact fees will be used. Seconded by P. Scarpetti.

Roll Call

D. Boutin: Yes

D. Winterton: No

M. Somers: Yes

322 **P. Scarpetti: Yes**
323 **S. Gilbert: Yes**
324 **D. Pichette Volk: Yes**
325 **T. Walsh: Yes**

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327 **Motion carries with a vote of 6-1.**

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329 *D. Boutin motioned to approve the site plan for a parking lot with associated building for The Richmond Company, #2020-30, 400 Technology Drive, Map 29, Lot 76-1, conditionally upon the comments of the town engineer being addressed prior to the October 18, 2021 meeting. Seconded by D. Winterton.*

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334 **Roll Call**

335 **D. Boutin: Yes**
336 **D. Winterton: Yes**
337 **M. Somers: Yes**
338 **P. Scarpetti: Yes**
339 **S. Gilbert: Yes**
340 **D. Pichette Volk: Yes**
341 **T. Walsh: Yes**

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

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345 **OTHER BUSINESS**

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347 **4. MASTER PLAN DRAFT REVIEW**

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349 It was a board consensus to set a separate meeting date to review the master plan draft.

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351 **5. APPOINTMENT OF PLANNING BOARD MEMBER TO THE CONSERVATION**
352 **COMMISSION**

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354 *D. Boutin motioned to appoint S. Gilbert to be the Planning Board member serving on the Conservation Commission. Seconded by D. Winterton. Motion carried unanimously with a vote of 7-0.*

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357 **BUSINESS OCCUPANCY**

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359 None.

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361 **BOARD DISCUSSION**

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363 None.

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365 **OTHER BUSINESS**

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367 None.

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369 **ADJOURNMENT**

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371 ***D. Winterton motioned to adjourn at 7:26 pm. Seconded by M. Somers. Motion carried***
372 **unanimously with a vote of 7-0.**

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374 **The next meeting of the Planning Board will be held October 18, 2021 at 6:00 pm.**

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376 **Respectfully submitted by,**

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378 **/s/ AnnMarie Scott**

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380 **AnnMarie Scott**

381 **Recording Clerk**