

1 **Official**

2

3 **AGENDA**

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

6 **35 Main Street**

7 **Monday, November 15, 2021**

8 **6:00 PM**

9

10 **MEETING CALLED TO ORDER AT 6:00 P.M.**

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12 **PROOF OF POSTING**

13

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, Matt**  
19 **Reed, Paul Scarpetti, and David Boutin (Town Council Representative)**

20

21 **ALTERNATES: Robert Duhaime and Denise Pichette Volk**

22

23 **EXCUSED: Mike Somers and Sheena Gilbert (Alternate)**

24

25 **NOT PRESENT:**

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

28

29 **D. Pichette Volk will be a voting member this evening.**

30

31 **APPROVAL OF MINUTES OF NOVEMBER 1, 2021**

32

33 **November 1, 2021 Meeting – D. Boutin motioned to approve the minutes of the November 1, 2021**  
34 ***meeting. Seconded by D. Winterton. T. Walsh abstained due to not being present at the November 1,***  
35 ***2021 meeting. Motion carried with a vote of 6-0.***

36

37 **SCHEDULED APPOINTMENTS**

38

39 **1. JULIE BUSSIERE**

40 **Request to rezone Map 24, Lot 29-2 from Commercial to Medium Density Residential**

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42 T. Walsh: The applicant cannot make it tonight, so she has called in. This application been postponed until the  
43 December 6, 2021, Planning Board meeting.

44

45 **COMPLETENESS REVIEW AND PUBLIC HEARING**

46

47     **2. YVON GAGNON #2021-27**  
48             **34 Main Street, Map 11, Lot 6**  
49             **2 lot subdivision**  
50

51 T. Walsh: Nicholas, is the application complete?

52  
53 N. Williams: Yes. B. Thomas conducted his review and submitted his memo which the board has.

54  
55 ***D. Boutin motioned to find the site plan complete for a 2-lot subdivision for Yvon Gagnon, #2021-27,***  
56 ***34 Main Street, Map 11, Lot 6. Seconded by D. Winterton. Motion carried unanimously with a vote of***  
57 **7-0.**  
58

59 Rob Degan (S & H Land Services): The applicant would like to demolish the existing house that is on  
60 the property and sub-divide the property creating one new lot off Thompson Avenue and the remaining  
61 lot on Main Street. The lots would be conforming to the zoning and are larger than required in the URD  
62 zone. Regarding the water supply for the Thompson Avenue house, there is no water main in Thomp-  
63 son Avenue between Main Street and Grant Drive. We are proposing an easement crossing the nor-  
64 therly side of the Main Street lot to bring water to the proposed house on Thompson Avenue, rather  
65 than extend down Thompson. The water department is okay with it, but we wanted to make sure there  
66 was public input. If you are okay with it then they are.

67  
68 T. Walsh: Anything from staff?

69  
70 N. Williams: Bruce has comments, and they are minor. I would suggest having a condition to have the  
71 easement recorded on the plan set and with the deeds.

72  
73 T. Walsh: You mentioned public input on the easement. Aside from tonight where would that come  
74 from?

75  
76 R. Degan: Here.

77  
78 R. Duhaime: Do the driveways meet the setbacks? Are any variances needed?

79  
80 N. Williams: They do meet the setbacks.

81  
82 R. Duhaime: If we approve this will it be built in this manner?

83  
84 R. Degan: You would want the driveway coming off the easterly side. They would have to fill that in  
85 to make it work. There is not a lot of wiggle room on these sites. This is what Mr. Gagnon intends to  
86 build. He intends to live in one of these homes.

87  
88 Open public hearing.

89  
90 No public comments.

91  
92 Close public hearing.

93

94 ***D. Boutin motioned to approve a 2-lot subdivision for Yvon Gagnon, #2021-27, 34 Main Street, Map***  
95 ***11, Lot 6 with the conditions that the proposed water easement on the northly side of Map 11, lot 6***  
96 ***be included on the plan and the deeds, and the items on Bruce Thomas's memo be addressed. Se-***  
97 ***conded by P. Scarpetti. Motion carried unanimously with a vote of 7-0.***  
98

99 **3. 35 EDGEWATER DRIVE, LLC/JASON & CARRIE HYDE #2021-28**  
100 **35 & 36 Edgewater Drive, Map 5, Lots 54 & 56**  
101 **Lot line adjustment**  
102

103 P. Scarpetti stepped down as he is an applicant. R. Duhaime stepped down as he is a butter.  
104

105 T. Walsh: Is the plan complete?  
106

107 N. Williams: Yes  
108

109 ***D. Boutin motioned to find the plan complete for a lot line adjustment for 35 Edgewater Drive, LLC/Ja-***  
110 ***son & Carrie Hyde, #2021-28, 35 & 36 Edgewater Drive, Map 5, Lots 54 & 56. Seconded by C. Stel-***  
111 ***mach. Motion carried unanimously with a vote of 6-0.***  
112

113 Joe Wichert (Joseph M. Wichert LLS, Inc., Land Surveyors): The Scarpetti's are the members of the LLC. The  
114 Hyde's own Lot 56 on Tax Map 5. They are the residents of 36 Edgewater Drive. The LLC owns Lot 54, Tax  
115 Map 5, 35 Edgewater Drive. The proposal is to take the southerly quarter to a third of Lot 56 and annex that to  
116 Lot 54. Tax Lot 54 is zoned C. Lot 56 is MDR. There is no municipal water and sewer in this area. It is on site  
117 well and septic. We have shown the well and septic, along with state approval. This area would be further devel-  
118 oped on the second application you will hear. We will be getting DES approval for reducing the size of Lot 56.  
119

120 D. Pichette Volk: Is there an existing leach field attached to the septic?  
121

122 J. Wichert: Yes.  
123

124 D. Pichette Volk: How close to the river is the leach field?  
125

126 J. Wichert: At the closest about 130'.  
127

128 T. Walsh: Currently the Hyde's own the whole sliver and you are annexing it to Lot 54. Are there any issues to  
129 do that with going through the middle of it in terms of having the same map number?  
130

131 J. Wichert: I am not sure how your assessor will treat it. Your town attorney has weighed in. The argument  
132 made was Edgewater Drive is an older road and there is no detour. If we do a current sub-division, we have to  
133 deed that area of the road to the town, so the town owns it. On this type of road, it is such an old road that the  
134 abutters own in fee to the center, and the half of each side is encumbered with the road. The position that was  
135 made, and your town attorney agreed, was that we can annex what we are showing for parcel A onto Lot 54 and  
136 will this be considered one lot of record for permitting purposes.  
137

138 N. Williams: The town does an in-fee interest in the roadway.  
139

140 Open public hearing.  
141

142 R. Duhaime (1779 Hooksett Road): I am having a hard time figuring out the lot size.  
143

144 J. Wichert: Lot 56 is currently 3.22 acres. If the application is approved, it will reduce to 1.95 acres. Lot 54  
145 would increase to 1.876 acres. That would increase to 3.15 acres. There is a shifting of 1.275 acres.

146  
147 Close public hearing.

148  
149 ***D. Boutin motioned to approve a lot line adjustment for 35 Edgewater Drive, LLC/Jason & Carrie***  
150 ***Hyde, #2021-28, 35 & 36 Edgewater Drive, Map 5, Lots 54 & 56. Seconded by D. Winterton. Motion***  
151 ***carried unanimously with a vote of 6-0.***

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153 **4. 35 EDGEWATER DRIVE, LLC #2021-29**  
154 **35 Edgewater Drive, Map 5, Lot 54**  
155 **Site plan for function hall and associated rental business**

156  
157 ***D. Boutin motioned to find the site plan for function hall and associated rental business for 35 Edgewater***  
158 ***Drive, LLC #2021-29, 35 Edgewater Drive, Map 5, Lot 54 complete. Seconded by C. Pearson.***

159  
160 N. Williams: Four waiver requests were submitted with this application.

161  
162 D. Pichette Volk: Where are you in the process of obtaining a shore land permit?

163  
164 Jennifer McCourt (McCourt Engineering Associates PLLC): I have conversations with shore land and  
165 AOT. We are waiting to get through this process because we needed the lot line adjustment in order to  
166 submit to the state. We have gotten shoreland approval for the work we were originally going to do to  
167 the house. They know this is coming and are in favor of this. When I submit the application to AOT I  
168 want it to be complete.

169  
170 D. Pichette Volk: I want to make sure that it is okay to find the plan complete, with the shoreland per-  
171 mit referenced in the document, without them having it.

172  
173 T. Walsh: As far as our checklist and finding this complete, does this prohibit us from finding the plan  
174 complete?

175  
176 N. Williams: We always place an administrative condition on the approval until all of the state permits  
177 are received.

178  
179 **Motion carried unanimously with a vote of 7-0.**

180  
181 J. McCourt showed what the property looked like when the Scarpetti's purchased it and what it looks  
182 like now. She also showed the demolition plan.

183  
184 J. McCourt: They would be replacing the house and turning it into what the proposed function hall  
185 looks like. There is an existing three-bedroom house and barns, rental for kayaks, gravel areas, and  
186 junk. The house is going to be replaced in a smaller footprint. We have gotten approvals from the town  
187 and state for a septic system and well. The barns will be removed. The gravel will be removed and  
188 there will be a formalized entrance to where the new house will be. There is impervious on the site. The  
189 new house will have a two-car garage. There is a proposed tent area for a temporary tent. There is a  
190 proposed patio with the function hall which will have an ADA ramp and sidewalk. A waiver is being  
191 requested to use true grid pavers that stone in put in. They can carry heavy loads. Being close to the

192 water we do not want to have any sand or salt. The moisture absorbs into the stone so there are no icing  
193 problems. There will be a small building for kayak rentals and snow storage will be on the side of that.  
194 The inlet out will be by the kayak area. The leach fields would be move so there will be about a 100'  
195 setback for the leach fields. Additional parking with a dumpster will be across and that will be paved  
196 for economy. At the Hyde's driveway there is a low spot in the road. That road has been fixed multiple  
197 times and the applicant is proposing to construct a new drive to push the water in either direction to  
198 drain off properly. The parking for the house needs two spaces and we are providing that and the two-  
199 car garage. The venue will have 92 seats and staff which would require a total of 36 parking spaces.  
200 We are providing 52.

201  
202 D. Boutin: When you reconstruct Edgewater Drive where will that water run off to?

203  
204 J. McCourt: It will run across a culvert, in a ditch, and will end up in the culvert by the railroad cross-  
205 ing.

206  
207 M. Reed: Where will the cistern be?

208  
209 P. Scarpetti: Both tanks will be either in the basement of the house or the garage. They are 10,000 gal-  
210 lons. The flow rate is 300 gallons per minute.

211  
212 J. McCourt: The sprinkler system is for life safety.

213  
214 D. Pichette Volk: Is the house intended for someone to live there?

215  
216 P. Scarpetti: We may use it for the venue, for example for a wedding party, or we may rent it long  
217 term. We are not sure yet.

218  
219 T. Walsh: As far as outside entertainment, what are the controls on the noise and hours of noise?

220  
221 P. Scarpetti: The tent would be used if they have a ceremony outside. The reception would be inside  
222 the building. The music outside would be background music for a little bit. The venue would be done at  
223 midnight. We can sit the people inside very comfortably. We don't want it outside.

224  
225 D. Winterton: The people on the other side of the river would be able to hear this if it were outside.

226  
227 P. Scarpetti: We want to be good neighbors.

228  
229 T. Walsh: The intersection with the railroad is non-signalized.

230  
231 P. Scarpetti: They have red flashing lights.

232  
233 T. Walsh: What if there were protesters on the bridge and the train got stalled? That has happened.

234  
235 P. Scarpetti: From my experience, when the trains come by it is mainly for Quebec Cement and is  
236 about 20 cars. The coal trains come by, but that is infrequent. Waiting for a train has not been an issue.

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238 D. Pichette-Volk: What will be the plan for food preparation?

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P. Scarpetti: It would be catered.

M. Reed: As far as the pervious, do you have to vacuum the pavers?

Dave Scarpetti: You fill this the pavers with stone and the grid becomes structural. The pavers control the stone.

P. Scarpetti: This is safe for women with high heels. It costs more money to install this, but we were concerned about the runoff. Because it is stone the water is supposed to drain through.

C. Stelmach: Are you making any improvements up to Rt. 3A?

P. Scarpetti: No one has asked about that.

C. Stelmach: Are you putting a sign on Rt. 3A?

P. Scarpetti: We are not planning to do that.

D. Boutin: How many people will this accommodate?

P. Scarpetti: 94.

D. Boutin: It seems that two handicapped spaces are insufficient.

J. McCourt: That is the requirement for the federal and town guidelines.

T. Walsh: Those are our guidelines.

D. Boutin: I don't think two handicapped spaces is sufficient for this. Cumberland Farms has more spaces than you are requiring.

T. Walsh: We have to follow the federal and state guidelines. If the applicant would like to add more, they can, but if they do not want to, they do not have to.

J. McCourt: We could make two more handicapped spaces, but we would lose two spaces on the river side of the road.

T. Walsh: Do you have two or one van and one regular?

J. McCourt: Two. Both are van accessible. If you have someone who needs a shorter walk to the venue, usually they are not driving. They could get dropped off and the driver could go to park.

T. Walsh: When you are renting the venue out you could ask if there are any special needs of the guests.

P. Scarpetti: If there are special needs of the guests, we can accommodate that.

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D. Winterton: Will your contract specify how handicapped spaces that you have?

Ken Scarpetti: Yes.

T. Walsh: Did you receive the memorandum from or town engineer?

J. McCourt: We got it today. If we got it previously, I would have taken care of the comments. I have a meeting set up with him to go over the plan.

J. McCourt: **Waiver 1** references the parking set-back. The applicant is requesting the Planning Board waive the requirements of item 10.01.18 to allow 1.07 feet to right of way instead of 4 feet. The lot is very narrow and situated between the Merrimack River and Edgewater Drive. To allow most of the required parking spaces to be on the same side as the venue the parking is made to be one way with 60-degree angles spaces. The proposed distance is to the right of way easement, not the property line which is abutting the railroad. **Waiver 2** references the parking surface. The applicant is requesting the Planning Board waive the requirements of item 15.01.17.a to allow reinforced stone paving for the riverside parking. The existing gravel parking slopes down to the boat ramp have no surface treatment. To meet NHDES AOT stormwater management rules and laws, the most environmentally friendly solution will be to place reinforced stone surface. The surface is dustless.

T. Walsh: Does DES recognize this?

J. McCourt: Yes.

C. Stelmach: Is this plowable?

J. McCourt: Yes. They have buntings that are put beneath the plow blade to protect it. They come in 4 x 4 grids that can be easily replaced. **Waiver 3** references the well radius. The applicant is requesting the Planning Board waive the requirements of item 11.13.3 to require the entire protective well radius be contained. The proposed well is located at the rear of the house as previously approved. This provides 62 feet to the right-of-way line, and 6.4 feet to the Merrimack River property line. Given the width of the property, there is no other location that doesn't cross a property or right-of-way line. **Waiver 4** references the house well radius. The applicant is requesting the Planning Board waive the requirements of item 11.13.2 to require the entire protective well radius be contained. The proposed well is located at the rear of the house as Previously approved. This provides 16.9 feet to the right-of-way line but within the property, and 52 feet to the Merrimack River property line. Given the width of the property, there is no other location that doesn't cross a property or right-of-way line.

D. Pichette Volk: Are these both new wells?

J. McCourt: One was put in a year ago and one will be new.

D. Pichette Volk: How did you drill the well?

P. Scarpetti: It is a gravel well.

333 D. Pichette Volk: Would the other be the same?

334

335 P. Scarpetti: Most likely.

336

337 Open public hearing.

338

339 R. Duhaime (1779 Hooksett Road): I am concerned with the MS4 and all the piping in town. The town  
340 will be responsible for any pipes under the road and any treatments of water that leaves the road or  
341 goes into our streams. I was hoping our town engineer would be here. They were talking about rebuild-  
342 ing the road. I am the property owner to the south of this. Hooksett police was not allowing anyone to  
343 park on the road. If you park on one side of the road it is a narrow access. I suggest no parking on at  
344 least one side of the road. I do not think the road is up to town specifications except for the end of the  
345 road. The rest of the road is narrow, and shoulders are minimal. My property is to the south. To the  
346 right of my property is a stream. The railroad bed goes back 200 years. I would like to hear from the  
347 town engineer. There was flooding north of their property. That backs up and the culvert needs to be  
348 cleaned. They are shedding the water there, but it not going to the pipe. I am confused with the adding  
349 of the property across the street. The house is approved the way it will be. I want to make sure this will  
350 not become an Air B & B. Are you planning to keep this property?

351

352 K. Scarpetti: Yes.

353

354 R. Duhaime: People use that road to view boat races when they have them. How deep will the crushed  
355 stone go under the parking lot?

356

357 J. McCourt: The craft itself is 6 to 8 inches depending on the one we end up with. If we meet AOT we  
358 will meet MS4. There is about a foot of stone there now. It is crushed stone, and we meet the analysis  
359 they require.

360

361 R. Duhaime: Does that need to be curbed? What is around the property?

362

363 J. McCourt: A double row of silt fence that will be removed once this is done.

364

365 D. Winterton: Where does the caterer go to bring the food in?

366

367 P. Scarpetti: They can pull off the side of the road to bring the food in.

368

369 M. Reed stepped out at 7:08 pm.

370

371 T. Walsh read a letter into the record from Joe and Cathy Slimp of 60 Edgewater Drive.

372

373 M. Reed returned at 7:10 pm.

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375 R. Duhaime asked for an explanation of the landscape plan.

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377 J. McCourt explained the landscape plan and stated that it meets the requirements.

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379 T. Walsh: Has our engineer reviewed the landscaping plan?



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N. Williams: The Zoning Board granted them a use variance so to what standard do we hold them to the landscaping.

T. Walsh: How much of the landscaping is staying?

J. McCourt: Everything will be staying along the banking. In front of the parking lot the pines and maple are dead. Those will be removed and replaced. There will be a row of arborvitaes as a buffer.

Close public hearing.

T. Walsh: What is going to be done with the parking on the roads?

P. Scarpetti: We do not want people parking on the road. We are fine with signage on the road saying no parking on the road.

T. Walsh: If we were to approve this with no restrictions on parking, if there was an issue later with parking, could Town Council insist on the town putting up no parking signs?

J. McCourt: The town has full jurisdiction to require no parking signs on that road.

P. Scarpetti: If there is a problem Ken and I will handle it. We still have a grass area we can put the corrugated material in.

T. Walsh: Have you talked with our town engineer about the reconstruction of Edgewater Drive?

J. McCourt: I submitted the plans to him, which included that, and there were no comments from him.

T. Walsh: At one time our town engineer was at our meetings.

D. Boutin: Nicholas, on the memorandum from the town engineer, there is nothing discussed about drainage. Have you discussed that with him?

N. Williams: He did not say anything to me, but we can address those specific concerns on Wednesday and solidify that.

T. Walsh: As far as landscaping, this was given a variance so it is up to us to decide whether this will have to follow commercial or residence landscaping requirements. What regulations did you use for the landscaping?

J. McCourt: Commercial.

D. Boutin: I think the landscaping plan is more than adequate for this project.

D. Pichette Volk: Is there any fencing between the buildings and the waterfront?

P. Scarpetti: Just the arborvitaes.

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D. Boutin motioned to approve the four waivers for the site plan for a function hall and associated rental business for 35 Edgewater Drive, LLC #2021-29, 35 Edgewater Drive, Map 5, Lot 54. Seconded by D. Winterton.

D. Boutin and D. Pichette Volk stepped out at 7:27 pm.

C. Stelmach read a letter from Brett and Cathy Hawkins, 29 Falcon Lane into the record.

D. Boutin returned 7:29 pm.

C. Stelmach read an email from Thomas and Nancy Weaver, 50 Edgewater Drive, dated October 12, 2021, into the record.

**Motion carried unanimously with a vote of 4-0.**

D. Pichette Volk returned at 7:30 pm.

***D. Boutin motioned to approve a site plan for function hall and associated rental business for 35 Edgewater Drive, LLC #2021-29, 35 Edgewater Drive, Map 5, Lot 54, conditionally upon the 22 comments from the town engineer, dated November 15, 2021, being addressed. Seconded by D. Winterton. Motion carried unanimously with a vote of 5-0.***

P. Scarpetti and R. Duhaime returned.

**BUSINESS OCCUPANCY (presented by N. Williams)**

Martial Art Center, 146 Londonderry Turnpike, Map 43, Lot 48. They are moving from the Sherwin Williams building. The existing use is office space. The proposed use is a Marial Art Center.

Turn Key Auto Sales, 196 Londonderry Turnpike, Map 36, Lot 43. The existing use is an Auto Dealer and Mechanic Shop. The proposed use is Turn Key Auto Sales & Mike K. Auto Works (2 businesses).

Motley Mutts Rescue, 114 Londonderry Turnpike, Map 43, Lot 33-2. The existing use is quarantine space. The proposed use is quarantine space and adoption facility.

**OTHER BUSINESS**

N. Williams stated that the ZBA scheduled a site walk for Dec. 4, 2021, at 9:00 am, regarding the application for 214 Londonderry Turnpike. He also stated that the MOU to approve to amend the TIF regarding the water and sewer for Granite Woods on Hackett Hill Road will be in front of the Town Council on Wednesday night. T. Walsh recommended that the minutes of the November 1, 2021, meeting be reviewed, or the video be watched.

**MASTER PLAN REVIEW PREPARATION**

473 **It was a board consensus to have the meeting for the master plan review changed from Novem-**  
474 **ber 22, 2021, at 6:00 pm to December 13, 2021.**

475  
476 **ADJOURNMENT**

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478 ***D. Winterton motioned to adjourn at 7:43 pm. Seconded by P. Scarpetti. Motion carried***  
479 **unanimously with a vote of 7-0.**

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481 **The next meeting of the Planning Board will be held December 6, 2021, at 6:00 pm.**

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483 **Respectfully submitted by,**

484  
485 **/s/ AnnMarie Scott**

486  
487 **AnnMarie Scott**  
488 **Recording Clerk**