

1 **Official**

2

3 **AGENDA**

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

6 **35 Main Street**

7 **Monday, June 20, 2022**

8 **6:00 PM**

9

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

11

12 **PROOF OF POSTING**

13

14 **PLEDGE OF ALLEGIANCE**

15

16 **INTRODUCE MEMBERS OF THE BOARD**

17

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

20

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

22

23 **EXCUSED:**

24

25 **NOT PRESENT: Robert Duhaime (Alternate)**

26

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

28

29 **APPROVAL OF MINUTES OF June 6, 2022**

30

31 ***D. Boutin motioned to approve the minutes of the June 6, 2022 meeting. Seconded by P. Scarpetti.***
32 ***M. Reed and M. Somers abstained due to not being at the June 6, 2022 meeting. Motion carried***
33 ***unanimously with a vote of 7-0.***

34 **COMPLETENESS REVIEW AND PUBLIC HEARING**

- 35
- 36 **1. TIMOTHY A. PELOQUIN, LLS**
37 **400 Technology Drive & 16 Gosselin Avenue**
38 **Tax Map 29 Lots 2 & 76-1**
39 **Lot Line Adjustment**

40

41 T. Peloquin: Map 29 Lot 2 sits on 16 Gosselin Avenue owned by The Bertrand P. Doyon Revocable
42 Trust has approximately 19 1/2 acres. The abutting parcel at 400 Technology Drive owned by Sharon
43 and Beth Development, LLC comprises of approximately 59 acres. These two parcels have talked
44 about transferring land to the lot at the end of Technology Drive. Mr. Doyon entered into an agreement
45 to annex 10 acres of his parcel to the end of 400 Technology Drive making that roughly 69 acres. The

46 idea is we are not altering any frontage. These are large parcels so this does not affect zoning issues.
47 All of Mr. Doyon's improvements with the exception of a gravel pathway will stay entirely on his
48 property. There are no violations of any set-backs with this lot line. Mr. Doyon would end up with 9
49 1/2 acres. There is a vacant lot at the end of Technology Drive. I do not know any specifics of why
50 they want to do this. Just rumors. Any site development plans in the future would have to come before
51 this board.

52
53 T. Walsh: Does staff have any comments?

54
55 N. Williams: This is over a zoning boundary. The parent lot is an MDR lot. The lot benefiting from
56 additional acreage is an MUD lot. With this proposed action the lot benefiting from the additional acre-
57 age would automatically conform to that zoning.

58
59 C. Stelmach: Speculation. Would that parcel have anything to do with the Amazon parking?

60
61 T. Peloquin: That is the rumor that I heard. This 10 acres is valuable real estate as it is visible along the
62 I-93 corridor.

63
64 D. Pichette Volk: Is there anything in the regulations that requires a statement of reason why a lot line
65 adjustment is being requested?

66
67 T. Walsh: Not to my knowledge. Staff?

68
69 N. Williams: No.

70
71 D. Winterton: According to the tax records this property is owned by the Richmond Company, not
72 Sharon & Beth Development.

73
74 T. Peloquin: That is the latest deed that we have. I have the Richmond Companies as well.

75
76 D. Winterton: I would not want to have the board make a decision on something that is not the way it
77 is.

78
79 Open public hearing.

80 No public comments.

81 Close public hearing.

82
83 ***D. Boutin motioned to approve a lot line adjustment for Timothy A. Peloquin, LLS, 400 Technology***
84 ***Drive & 16 Gosselin Avenue, Tax Map 29 Lots 2 & 76-1. Seconded by P. Scarpetti.***

85
86 D. Winterton: The record should reflect the updated ownership of the properties.

87
88 T. Peloquin: We have the final monuments set and deliver the final mylar that would have the updated
89 owner.

90
91 T. Walsh: I see no other reason not to approve this.

92

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

94
95 **SCHEDULED APPOINTMENTS**

96
97 **2. ANDRÉ GARRON, TOWN ADMINISTRATOR**
98 **Presentation of Draft 2024-2029 Capital Improvements Plan**
99

100 A. Garron stated that a committee was set up and they met four times. Projects for 2023 - 2024 include
101 Hooksett Riverwalk Trail Phase IV, Solar Farm Feasibility Study, Police Cruiser Replacement Pro-
102 gram, Police Taser Replacement Program, Route 3A TIF Project, Sherwood Drive/Lincoln Heights
103 Drainage Upgrades, Town-Wide Paving Project, Plow Truck/Sander T1-03 Replacement, Sewage
104 Pump Station, and Radio Controls. Mr. Garron discussed a spreadsheet showing the Funding By Year -
105 Taxation and Bonds, and Funding By Year - Other Funding.

106
107 Discussion ensued between Andre Garron and P. Scarpetti regarding funding for the 3A improvement
108 corridor study.

109
110 T. Walsh: You mentioned something about the \$250,000 for drainage improvements in Lincoln Park
111 and Sherwood. You said it may not be required to go on as a warrant article?

112
113 A. Garron: If we have the money I believe we can move forward with it. This is a fund that we have
114 already established. What the voters see every year is an amount of money, that is think is \$50,000, that
115 we put in for the drainage project. Then we identify which drainage project we are going to be doing so
116 everyone knows where their money is going. This one came up due to the weather we were having be-
117 tween January and April and complaints we were getting. Our engineer found out there is some piping
118 that needs to be re-done.

119
120 **D. Boutin motioned the planning board supports and approves the draft 2024-2029 Capital Im-**
121 **provements Plan. Seconded by D. winterton.**

122
123 D. Boutin: The way this process works is the CIP committee comes up with a document, it is brought
124 here and presented to this board, and if there are recommended changes we talk about it. Once it leaves
125 here it goes to the town council. It is important the town council knows the planning board has ap-
126 proved it.

127
128 T. Walsh: Having seen a few of these myself, the two questions I had were answered in the presenta-
129 tion. I had no others, other than the last one I asked. I see all of the same things on these and there
130 seems to be no surprises so I am fine with it.

131
132 ***M. Reed abstained due to being a member of the CIP Committee. Motion carried unanimously***
133 **with a vote of 7-0.**

134
135 **BOARD DISCUSSION**

136
137 **3. ZONING/DEVELOPMENT REGULATION AMENDMENTS**
138 **4. MASTER PLAN DRAFT REVIEW**
139

140 T. Walsh: Has everyone seen this earlier or it is the first time?

141

142 It was a board consensus that this was the first time seeing it.

143

144 T. Walsh: I will suggest we don't take any of these changes by motion tonight. Nicholas, do you have
145 anything to offer?

146

147 N. Williams: All of these would require a public hearing. I am just presenting them.

148

149 N. Williams discussed the process of the proposed zoning/development regulation amendments that are
150 being proposed.

151

152 D. Boutin recommended to set aside a separate meeting to go through the zoning/development regula-
153 tion amendments.

154

155 T. Walsh: I agree. We can talk about it, but I think it behooves everybody to read it, research it your-
156 self, and come up with your own questions. We have the same thing to do with the master plan which is
157 part of our discussions too. We did have our presentation to the town council at their last meeting. I
158 mentioned we were unsuccessful working on it through the holidays, etc. Then with the housing needs
159 assessment that we have contracted to get done we left it sitting there saying why go through the hous-
160 ing chapter of the master plan until we get the housing needs assessment. Council is looking to see if
161 we would act on the rest of the master plan understanding we will hold off on the housing. My ap-
162 proach I figured they would like to see a complete document but it sounds like they do want to see sec-
163 tions.

164

165 *D. Boutin motioned to approve the master plan as proposed excluding the housing section.*

166

167 T. Walsh: I thought we could have a special meeting without having anything else on the agenda.

168

169 D. Boutin: We have had conversations about the master plan up until now.

170

171 T. Walsh: We really have not.

172

173 *D. Boutin withdrew his motion and recommended to pick up an evening in last June to take up dis-
174 cussing the amendments.*

175

176 *The public workshop will be held on September 12, 2022.*

177

178 **BUSINESS OCCUPANCY/TOWN DEVELOPMENT UPDATE**

179

180 None.

181

182 **OTHER BUSINESS**

183

184 M. Reed will be stepping down as a board member as of June 30, 2022.

185

186 **ADJOURNMENT**

187

188 ***D. Boutin motioned to adjourn at 6:50 pm. Seconded by M. Reed. Motion carried unanimously***
189 ***with a vote of 7-0.***

190

191 **The next regularly scheduled meeting of the Planning Board will be held July 18, 2022 at 6:00**
192 **pm.**

193

194 **Respectfully submitted by,**

195

196 **/s/ AnnMarie Scott**

197

198 **AnnMarie Scott**

199 **Recording Clerk**