

1 **Official**

2

3 **MINUTES**

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

6 **35 Main Street**

7 **Monday, October 17, 2022**

8 **6:00 PM**

9

10 **MEETING CALLED TO ORDER AT 6:23 P.M.**

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12 **PROOF OF POSTING**

13

14 **PLEDGE OF ALLEGIANCE**

15

16 **INTRODUCE MEMBERS OF THE BOARD**

17

18 **PRESENT: Chris Stelmach (Vice-Chairman), Mike Somers, Paul Scarpetti, Don Winterton,**
19 **Denise Pichette Volk, and David Boutin (Town Council Representative)**

20

21 **ALTERNATES: Robert Duhaime and Sheena Gilbert**

22

23 **EXCUSED: Tom Walsh (Chairman),**

24

25 **NOT PRESENT: None**

26

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

28

29 **S. Gilbert will be a voting member this evening.**

30

31 **APPROVAL OF MINUTES OF 04/18/22 & 10/3/22**

32

33 *D. Boutin motioned to approve the minutes of the April 18, 2022 meeting. Seconded by M. Somers.*

34 *P. Scarpetti and S. Gilbert abstained due to not being in attendance at the April 18, 2022 meeting.*

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

36 *D. Boutin motioned to approve the minutes of the September 19, 2022 meeting. Seconded by M.*
37 *Somers.*

38 *D. Winterton: Line 608 should be revised to say “movies you saw” instead of “Esau”.*

39 *Line 827 - Motion should read “4-3” not “4-0”.*

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

41 **CONTINUED APPLICATIONS**

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43 **1. RIDGEBACK SELF STORAGE, LLC**

44 **1461 Hooksett Road**

45 **Tax Map 186 Lot 49-D**

46 **Continued amended site plan application from 10/03/22**

47 **Addition of 10,080 SF Commercial Building with Associated Parking**

48
49 Doug MacGuire (The Dubai Group, Inc.): The engineering comments from Bruce Thomas were
50 straight forward and we have addressed them.

51
52 N. Williams: Bruce was satisfied. They have added a chain link fence and wooded buffer adjacent to
53 Thames Road and Gary Ave.

54
55 D. MacGuire: We met with the sewer commission. They approved our plans and have no issue. Sheet
56 5 has the grading and drainage plan. We have added buffering along Thames Road, eliminated two
57 storage spaces, brought the pavement back, and put in a wall of green. Along the southern property line
58 up against the mobile home park we are proposing to have additional trees and put in privacy slats in
59 the fencing.

60
61 C. Stelmach: What about the fire hydrant?

62
63 D. MacGuire: We have relocated it. It was up closer to the road and one of the abutters did not want it
64 on their property.

65
66 D. Winterton: How many storage spaces did it used to be?

67
68 D. MacGuire: It was 54 and now we have 51. We lost three. We lost the one for circulation as well.

69
70 D. Boutin: What is the lighting scheme for the parking lot?

71
72 D. MacGuire: Sheet 6 is the lighting plan. There are a handful of pole mounted lights around the pe-
73 rimeter of the area directed toward the inner area of the parking area. They are full cut off, LED down-
74 cast lights.

75
76 D. Boutin: They do not affect the mobile homes?

77
78 D. MacGuire: No.

79
80 P. Scarpetti: Thank you for making the changes on the plan. It looks very good.

81
82 ***P. Scarpetti motioned to approve the plan for the addition of a 10,080 SF commercial building with***
83 ***Associated parking for Ridgeback Self Storage, LLC, 1461 Hooksett Road, Tax Map 186 Lot 49-D.***
84 ***Seconded by D. Winterton.***

85
86 N. Williams: The number of arborvitaes on the southern revision is different than the one we have.

87

88 D. MacGuire: That might have been an interim set. What we are proposing is what you asked for. We
89 had breaks in the arborvitae along the property line. We made it more of a wall of green with the pri-
90 vacy slats. I will make sure this plan is provided to you as part of our approval conditions.

91
92 N. Williams How many arborvitae will there be?

93
94 D. MacGuire: A total of 31.

95
96 D. Boutin recused himself due to being an abutter. R. Duhaime will be a voting member for this matter.

97
98 **Motion carried unanimously with a vote of 7-0.**

99
100 **BUSINESS OCCUPANCY/TOWN DEVELOPMENT UPDATE**

101
102 None.

103
104 **OTHER BUSINESS**

105
106 The town council would like a member of the planning board to be appointed to a sub-committee re-
107 garding trash pick up in condominium complexes. P. Scarpetti volunteered as long as he can attend the
108 meetings virtually.

109
110 **2. MASTER PLAN DRAFT REVIEW**
111 **Chapter 8: Conservation and Cultural Resources**

112
113 **Ongoing**

114
115 - Retention of conservation land - It was a board consensus this objective will be amended to
116 read: “25% of the towns total undeveloped land area remain undeveloped as conservation or open
117 space land through 2030.”

118
119 - Coordinate conservation lands - It was a board consensus to leave this objective as written.

120
121 **Short-term**

122
123 - Historically significant structures - It was a board consensus this objective will be amended to
124 read “Create and maintain a database of historically significant structures by 2026.”

125
126 **Mid-term**

127
128 - Open space land - It was a board consensus this objective will be amended to read: “Incentiv-
129 ize or require open space land within new residential subdivisions.” A new matrix bullet will be added
130 that addresses commercial, industrial, multi-family, and mobile home parks.

131
132 - Water resources management and protection plan - It was a board consensus to leave this ob-
133 jective as written.

135 Demolition ordinance - It was a board consensus that this ordinance should be reviewed by le-
136 gal counsel.

137
138 Long-Term

139
140 Adaptive reuse - It was a board consensus to leave this objective as written.

141
142 Conservation of trees - It was a board consensus to leave this objective as written.

143
144 **ADJOURNMENT**

145
146 ***M. Somers motioned to adjourn at 8:19 pm. Seconded by D. Winterton. Motion carried***
147 **unanimously with a vote of 7-0.**

148
149 **The next regularly scheduled meeting of the Planning Board will be held October 17, 2022 at 6:00**
150 **pm.**

151
152 **Respectfully submitted by,**

153
154 **/s/ AnnMarie Scott**

155
156 **AnnMarie Scott**
157 **Recording Clerk**