

1 **Official**

2

3 **MINUTES**

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

6 **35 Main Street**

7 **Monday, December 5, 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: Chris Stelmach (Vice-Chairman), Mike Somers and Don Winterton**

19

20 **ALTERNATES: Sheena Gilbert, Wayne Russell and Robert Duhaime**

21

22 **EXCUSED: Tom Walsh (Chairman), Paul Scarpetti, David Boutin (Town Council**
23 **Representative) and Denise Pichette Volk (Alternate)**

24

25 **NOT PRESENT: None**

26

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

28

29 **S. Gilbert, Wayne Russell and Robert Duhaime will be voting members this evening.**

30

31 **APPROVAL OF MINUTES OF NOVEMBER 21, 2022**

32

33 The November 21, 2022 minutes will be voted on at the next regularly scheduled Planning Board
34 meeting.

35

36 **SCHEDULED APPOINTMENTS**

37

38 **1. David Chilinski, PCA Design**

39 **1700 Hooksett Road**

40 **Mixed-Use Design Concepts**

41 Attorney John Cronin introduced David Chilinski from PCA Design. D. Chilinski stated this
42 project is about finding something that works for everyone. He gave an overview of the variety
43 of work that PCA Design does and showed slides of examples of their work. C. Stelmach asked
44 if PCA Design specializes in redoing older buildings or if there are projects they have done

45 from the ground up. D. Chilinski responded most of their work is from the ground up. Mr. Stel-
46 mach also asked if they have models or do custom work? D. Chilinski responded their work
47 runs the gambit and goes with the market. He also said they don't have a style and are not
48 cookie cutter, but about community standards. D. Winterton asked how far out it would be for
49 tenants when building something like this. D. Chilinski answered that any commercial done
50 gets the best stage set and they do a variety of concepts that are driven by the market. PCA De-
51 sign believes in partnering with people who know the area. S. Gilbert expressed that she is im-
52 pressed by the variety of the projects PCA Design has done and this in intended to be
53 Hooksett's downtown area connecting with the historic area. She also mentioned that Hooksett
54 is surrounded by major roadways. D. Chilinski said that Hooksett already has the infrastructure
55 and PCA Design looks at the streets and how they could be made better. He stated that if
56 Hooksett wants to have village character they need to pay attention to that. When S. Gilbert
57 asked if they have any preliminary ideas or concepts D. Chilinski responded that they are wait-
58 ing to get the wetland and topographic reports. Discussion ensued between R. Duhaime and D.
59 Chilinski regarding traffic. D. Chilinski stated that in a place like this scale needs to be looked
60 at and a cluster development might be an option if open space is a resource that is valuable. D.
61 Chilinski commented that PCA Design specializes in taking small spaces within and reinventing
62 them with a sustainable and responsible design. They are hoping to do something together with
63 Hooksett that everyone is proud of.

64
65 **BOARD DISCUSSION**

66
67 **1. MASTER PLAN DRAFT REVIE**
68 **Chapter 6 - Transportation**

69
70 It was a board consensus to review Chapter 6 of the master plan at a later date.

71
72 **OCCUPANCY REVIEW/TOWN DEVELOPMENT UPDATE**

73
74 None

75
76 **OTHER BUSINESS**

77
78 None

79
80 **ADJOURNMENT**

81
82 ***D. Winterton motioned to adjourn at 7:04 pm. Seconded by M. Somers. Motion carried***
83 **unanimously with a vote of 6-0.**

84
85 **The next regularly scheduled meeting of the Planning Board will be held January 23, 2023 at**
86 **6:00 pm.**

87
88 **Respectfully submitted by,**

89
90 **/s/ AnnMarie Scott**

45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91

92 **AnnMarie Scott**
93 **Recording Clerk**