

1 **Official**

2

3 **AGENDA**

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

6 **35 Main Street**

7 **Monday, March 21, 2022**

8 **6:00 PM**

9

10 **MEETING CALLED TO ORDER AT 6:04 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), Don Winterton, Mike**
19 **Somers, and David Boutin (Town Council Representative)**

20

21 **ALTERNATES: Denise Pichette Volk and Robert Duhaime (arrived at 6:06 pm).**

22

23 **EXCUSED: Sheena Gilbert**

24

25 **NOT PRESENT: Matt Reed and Paul Scarpetti**

26

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

28

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

30

31 **APPROVAL OF MINUTES OF MARCH 7, 2022**

32

33 **March 7, 2022 Meeting – D. Boutin motioned to approve the minutes of the March 7, 2022 meeting.**
34 ***M. Somers abstained due to not being present at the March 7, 2022 meeting. Seconded by D.***
35 ***Winterton. Motion carried unanimously with a vote of 5-0.***

36 **PUBLIC HEARING**

37

38 **1. SIRON DEVELOPMENT, LLC**

39 **3 Dartmouth Street**

40 **Tax Map 18 Lot 29**

41 **Performance Zone Waiver to Permit Residential Use in Performance Zone**

42

43

44 **Attorney Daniel Muller from Cronin, Bisson, & Zalinsky was present.**

45

46 Norris Viviers: The site at the proposed project has history with this board. The board hoped to see this
47 and the front property merged. The owner of front parcel is entering into an agreement with someone
48 that wants to do something with the front. The likelihood these two sites will be merged is slim to none.
49 My thinking is the front site will never be residential. We looked at age restrictive housing in the past
50 and are now looking at a traditional residential development. Looking through the notes from meetings,
51 if a commercial development comes in for this site there might be a lot of opposition like with the
52 Sports Dome. The board has recognized some of the flaws with the zoning ordinance and the neighbor-
53 hoods that have limitations that make the lots more suitable for residential use instead of PZ. I wrote to
54 the people in the neighborhood to let them know of our discussions and the hearing tonight and asked
55 them to come to the meeting. I had some communication with some of the people and they were in fa-
56 vor of housing or age restrictive housing. The sites will not be combined, the Hooksett Road site will
57 not be residential, and we are hoping the board will allow mixed-use for these sites.

58
59 D. Boutin: Is this Lot 29 Lot 29-1.

60
61 Joe Wichert (Joseph M. Wichert LLS, Inc.): Yes.

62
63 D. Boutin: What kind of housing are you proposing?

64
65 N. Viviers: Single family homes in the range of 1,400 to 1,800 sq. ft.

66
67 D. Boutin: On which lots is the housing going to be built?

68
69 J. Wichert: Lots 29-1, 29-2, 29-3, and 29-4.

70
71 N. Viviers: The houses will most likely be small colonials.

72
73 D. Winterton: Will you be repairing the existing house?

74
75 N. Viviers: With the value of the improvement it is more economically feasible to save the existing
76 house. There is no way to get living space to the second floor. We put a small addition off the back for
77 a third bedroom.

78
79 D. Winterton: You stated the homes will be around 1800 sq. ft.?

80
81 N. Viviers: They will be limited to under 2,000 sq. ft.

82
83 R. Duhaime: Are there two lots there now?

84
85 J. Wichert: It is one building lot.

86
87 R. Duhaime: It is a five lot sub-division.

88
89 J. Wichert: The new construction will be four houses.

90
91 R. Duhaime: Staff, is there MDR behind this?

92

93 N. Williams: There are PZ lots on the sides and MUD5 behind.
94
95 R. Duhaime: If this was rezoned to MDR would the frontage and lots work?
96
97 N. Williams: They would be smaller than what is permitted in the MDR.
98
99 T. Walsh: Would they be conforming in UDR?
100
101 N. Williams: Yes.
102
103 N. Vivers: There is sewer and water to the west and east. We would meet with the sewer commission
104 to flush out the details. Water is in both streets as well. The intent is for all the lots to be serviced by
105 municipal sewer and water.
106
107 C. Stelmach: Hunt St. is a little small. What vegetative borders would be between the lots?
108
109 J. Wichert: Those lots are wooded. We will be taking trees down. They are not large lots but with the
110 set-backs the hope would be save some of the trees. I don't think there will be a hard buffer.
111
112 D. Boutin: Are we acting on this tonight?
113
114 T. Walsh: Can we do a waiver without having a application in front of us?
115
116 N. Williams: Yes. They wanted to get the entitlements for a waiver before the sub-division.
117
118 D. Boutin: I would like to see, as part of the sub-division application, some idea of what the landscap-
119 ing on the lots will look like.
120
121 D. Winterton: Where is Kerri Lane?
122
123 J. Wichert: It goes to the south.
124
125 R. Duhaime: What are the set-backs for UDR?
126
127 N. Williams: 25' from the front and 15' for all of the sides.
128
129 D. Winterton: Is the frontage is on the two lots on Dartmouth Street 160'?
130
131 J. Wichert: 163'.
132
133 D. Winterton: 324' on Hunt Street?
134
135 J. Wichert: 326'.
136
137 D. Winterton: Was there consideration of only putting two lots on Hunt Street?
138

139 J. Wichert: We showed that to the board and did not get a resounding yes. It was brought up that the
140 previous applicants were offered a 6 lot sub-division. We would have done the same thing on Dart-
141 mouth but it made more sense to keep the house.

142
143 Open public hearing.
144 No public comments.
145 Close public hearing.

146
147 ***D. Boutin motioned to grant the Performance Zone Waiver to Permit Residential Use in Perfor-***
148 ***mance Zone for Sirron Development, LLC, 3 Dartmouth Street, Tax Map 18 Lot 29 with the condi-***
149 ***tion that when the application comes in for a sub-division plan the applicant will show a landscaping***
150 ***plan for the landscaping on the lots. Seconded by D. Winterton.***

151
152 J. Wichert: In your current regulations in the PZ your set-backs are a function of your building heights.
153 How do we address what we know the set-back is? How do we address what we know the set-back is?
154 We are not rezoning this we are just changing the use in the PZ. We assume the Planning Board has the
155 discretion to come up with the set-back. We were hoping the set-backs would be listed in the motion.

156
157 N. Williams: I would recommend amending the motion to apply the dimensional requirements of the
158 UDR to the sub-division. Which is 90' of frontage, 9,000 sq. ft. (25' on the front and 15' on the sides).

159
160 D. Boutin amended the motion to indicate the setbacks will be based on the UDR regulations.

161
162 D. Pichette Volk: Should it be mentioned in the motion that this will be a 5-lot sub-division.

163
164 T. Walsh: That would be wise. I live on a non-conforming lot that is only 100' wide. It is very small.
165 The ridge goes with the property line. These are small lots. The 4 looks better especially with any land-
166 scaping. But, if we are going to go with UDR I guess that is moot as well. I am just relaying from life
167 that a 100' lot is very narrow and almost impossible to do anything on. Do you want this amended for
168 the lots?

169
170 J. Wichert: We are going to flush out details but it will be this layout.

171
172 R. Duhaime: I would like to see the driveways and how the houses will sit on the lots.

173
174 T. Walsh: I have been hesitant on giving up the back lands in the PZ. I agreed to one behind McDon-
175 alds because McDonalds is not going to leave and it defeated the purpose of having a back lot. I took a
176 ride around this block on my way here. This makes sense and I am okay with this design. For con-
177 sistency, I don't like doing waivers for use. That is why we have our zoning and give our citizens the
178 opportunity to chime in. However, we just had our town meeting two weeks ago it would be an unnec-
179 essary hardship to make these people wait for a year to get this rezoned so now we are back to the
180 waiver which is going to scar my consistency on making a decision like this. I think this makes sense
181 for this neighborhood. I support it. Do you want to include in the motion this will be for five lots and
182 no more?

183
184 D. Boutin: I don't have a problem with that.

185

186 *D. Boutin motioned to grant the Performance Zone Waiver to Permit Residential Use in Perfor-*
187 *mance Zone for Sirron Development, LLC, 3 Dartmouth Street, Tax Map 18 Lot 29 with the condi-*
188 *tions that this sub-division will be a maximum of 5 lots using UDR setbacks and the plan will show a*
189 *drawing of the landscaping that is going to be provided. Seconded by D. Winterton.*

190
191 D. Winterton: I drove by there and this makes sense.

192
193 D. Pichette Volk: Same.

194
195 **Motion carried unanimously with a vote of 7-0.**

196
197 **CONCEPTUAL PROJECT DISCUSSION**

198
199 **2. JEFF LEFKOVICH, CATHOLIC CHARITIES OF NEW HAMPSHIRE**
200 **1821 Hooksett Road**
201 **Tax Map 6 Lot 10**
202 **Concept Proposal for Assisted Living Facility and Commercial Pad Sites**
203

204 J. Lefkovich (Executive Director/Real Estate Development for Catholic Charities): We have started
205 preliminary work on this site. We wanted to bring this to you early on. This is in the commercial zone.
206 We are not looking for any zoning changes or waivers. Catholic Charities is a statewide organization
207 that has been in business for over 25 years and has 10 district offices throughout the state. We operate a
208 variety of programs that provide support for aging adults to remain in their own homes, and services to
209 1 in 10 people living in the state.

210
211 J. Lefkovich discussed planning essentials, infrastructure improvements, traffic control and safety, site
212 assessment and conditions, and conceptual development program.

213
214 C. Stelmach: We were given a conceptual that is different from what you are showing.

215
216 J. Lefkovich: The presentation being given this evening is the correct one.

217
218 D. Pichette Volk: How this is funded?

219
220 J. Lefkovich: The affordable is through the low income housing tax credits, tax exempt bonds, and
221 other gap funding that we have access to. The assisted living and memory support is through conven-
222 tional financing.

223
224 D. Pichette Volk: Does Catholic Charities have other developments like this in NH? I see Liberty
225 House and Monadnock at Home are referenced in the materials. Are they similar to this?

226
227 J. Lefkovich: No. Liberty House is a small living facility in Manchester completely dedicated to sup-
228 porting veterans who are struggling. Monadnock at Home is not a facility. It is a membership organiza-
229 tion in the Monadnock region where people living in their own homes pay a small fee yearly to access
230 services, networks, and supports. We have a multi-generation concept that we are considering in the
231 Rochester area.

232

233 D. Pichette Volk: My overall concern is safety and getting access onto Pleasant Street.
234

235 J. Lefkovich: We are hoping to have a signalized intersection. We have Phase I of the traffic study in
236 the works.
237

238 D. Boutin: I am supportive of the independent living and memory support housing. The seven com-
239 mercial pads don't make any sense.
240

241 J. Lefkovich: They may not go anywhere but it is permitted and something we want to incorporate. It
242 would allow the people on the property to have a restaurant or something where they don't have to
243 leave.
244

245 D. Boutin: I find it to be inconsistent and difficult to support.
246

247 T. Walsh: It sounds like it part of their plan. Their method of operation to try to attract these businesses
248 for their own residents.
249

250 J. Lefkovich: It is for the public.
251

252 T. Walsh: I understand. It is a hope people can walk and take care of their business in that area.
253

254 D. Boutin: The access to Rt. 3 does not line up with the Pleasant Street.
255

256 J. Lefkovich: No it doesn't.
257

258 D. Boutin: How will you resolve that?
259

260 J. Lefkovich: We don't know yet. This just gives you an idea of our thinking for this project.
261

262 R. Duhaime: Does Catholic Charities develop their lots and sell them?
263

264 J. Lefkovich: We will be maintaining this.
265

266 R. Duhaime: Will you own and rent them?
267

268 J. Lefkovich: We are not sure. Whatever we do on the commercial side we want to make sure it makes
269 sense. We can do market studies.
270

271 M. Somers: I get the point of the commercial pads. I can vision an optometrist or dental office. Seven
272 may be ambitious.
273

274 J. Lefkovich: This is conceptual for feed back.
275

276 M. Somers: What would be the timeline from the independent living to the entire development?
277

278 J. Lefkovich: The independent living component would be the first. We would then move to the as-
279 sisted living and memory support. We want to be careful with how we approach it. It could be 6, 7 or 8
280 years. We don't want to have a sudden swell of traffic.

281
282 M. Somers: Where would the independent living come in that time line?

283
284 J. Lefkovich: We don't know. We want to make the best use of this site. We recognize there are not a
285 lot of businesses on the northern part. We don't want senior living communities isolated from normal
286 life. We want to have a sense of community and accessibility.

287
288 R. Duhaime: This fits the development we are looking for. I think the phasing is important. You are
289 talking about a substantial infrastructure cost.

290
291 J. Lefkovich: I am anticipating a controlled access and hoping for a solution where we can do some-
292 thing with Pleasant Street if possible. We understand Rt. 3 is a busy road and we don't want to add to
293 it. We would hope to help it.

294
295 D. Winterton: Would you have traditional parking for the older person housing?

296
297 J. Lefkovich: There are zoning requirements and data. There would be a few on site staff. These folks
298 are coming and going. Seventy-five percent will be one bedroom. With assisted-living and memory
299 support the use of cars goes down.

300
301 D. Winterton: Will there be outside parking?

302
303 J. Lefkovich: It would be spread out and there would be an elevator near the entrance where people are
304 parking. These would be designed with nature in mind. The design within the spaces is designed with
305 nature as well.

306
307 D. Winterton: When it snows you will have a problem with people cleaning their cars and plowing.

308
309 J. Lefkovich: We are going to have to figure that out. We will continue with our research. We would
310 like to open this up to the neighbors for their input at some point.

311
312 **PLAN REVISIONS**

313
314 **3. STEPHEN MAYER, ALLEN & MAJOR ASSOCIATES**
315 **Domino's Plaza NHDOT Driveway Permit & Landscape Revisions**

316
317 S. Mayer: We got the DOT permit last week. You asked for the hardened shoulder to be shown on the
318 plan and we have done that. We removed the northern driveway entrance and added a street tree. We
319 previously showed 7 street trees and we now have 9.

320
321 ***D. Boutin motioned to approve Domino's Plaza NHDOT Driveway Permit & Landscape Revisions***
322 ***for Stephen Mayer, Allen & Major Associates based on the two amendments that were reported this***
323 ***evening. Seconded by D. Pichette Volk. Motion carried unanimously with a vote of 7-0.***
324

325 **BOARD DISCUSSION**

326
327 **4. GRANITE WOODS DEVELOPMENT, LLC**
328 **Final Draft of Memorandum of Understanding – Exit 11 Sewer Project**
329

330 T. Walsh: The MOU was adopted by Town Council. That was only one prong of our conditional ap-
331 proval. The other is traffic. Nicholas, have we heard anything about the other half?
332

333 N. Williams: We have not. In terms of their planning entitlements we have the MOU in place and
334 signed by the town and applicant for the off-site improvements as the pertain to sewer and water.
335

336 C. Stelmach: Does he have any correspondence from the state on improvements for anything?
337

338 N. Williams: No. In the notice of decision and minutes it was worded that we are supposed to be cop-
339 ied on any of that correspondence.
340

341 T. Walsh: In terms of what we do on the Planning Board the traffic was 80% of my concern for the ap-
342 proval. They could build with a septic and a well by right assuming it was perked. It is strange to see
343 how the process worked. This took up all the oxygen and I still think the traffic is the bigger issue.
344

345 R. Duhaime: This is now up to the state. Another applicant came in tonight about Pleasant Street and
346 DW Highway which are not town roads. We will see what the state hands us.
347

348 T. Walsh: The traffic is not going to be easy.
349

350 ***D. Boutin motioned to have the adopted final draft of the Memorandum of Understanding for the***
351 ***Exit 11 Sewer Project for Granite Woods Development, LLC placed with the site plan. Seconded by***
352 ***D. Winterton. Motion carried unanimously with a vote of 7-0.***
353

354 **OTHER BUSINESS**

355
356 N. Williams: Village Water is proposing a line adjustment to have approved by the town and recorded.
357 It is to bring the precincts well radius for the well at Pinnacle Pond onto their property. They are a pub-
358 lic utility provider so they are exempt from our rules. The board can request a public hearing but it is
359 not required under the statute.
360

361 T. Walsh: I will leave the public hearing up to the board. We asked for a public hearing when we had
362 the national guard coming to town. I think we also asked for one when we had the radius well on Kim-
363 ball Drive.
364

365 N. Williams: This is only affecting the two properties. They are both MDR and will remain within
366 conforming standards.
367

368 Mike Heidorn: We have been in the process of trying to clarify the easements and boundaries on our
369 properties. We met with the owner of 31 Pine Street. He offered to sell us either his whole property or
370 the back piece. The back piece seemed favorable. With the lot line adjustment it worked out well with

371 your regulations. As a public utility we are supposed to continually strive to own or control by ease-
372 ment a 400' easement to protect the well. For a low price we can acquire this property that is of no use
373 to anyone else.

374
375 C. Stelmach: You would not need an easement anymore?

376
377 M. Heidorn: We don't have an easement but might have a historical right to pass through there, but
378 how do you define that? It would make it clearer to own that piece.

379
380 T. Walsh: You said it was important to have the well radius on the section you are doing the lot line
381 adjustment on. How come it is not a big deal if the well radius goes underneath other properties?

382
383 M. Heidorn: We own some of it not all of it. This is a way to get better control.

384
385 T. Walsh: For our purposes tonight, he has already dealt with the person at 31 Pine Street and the
386 driveway is there. Does the board see the need for a public hearing?

387
388 It was a board consensus that there is no need for a public hearing.

389
390 *D. Winterton motioned to approve the lot line adjustment at 31 Pine Street, Hooksett, NH. Seconded*
391 *by D. Boutin. Motion carried unanimously with a vote of 7-0.*

392
393 **5. SNHPC NOMINATIONS**

394
395 Robb Curry: I am a new resident to Hooksett. I moved to NH in 2016 and lived in Manchester from
396 2018 to present. I am the co-owner of Madear's Southern Eatery & Bakery and co-founder of Queen
397 City Pride. I am involved in communities in different aspects. In moving to Hooksett I wanted to intro-
398 duce myself. I am all for volunteering and helping out the state of NH, and would like to be a part in
399 helping out in any way I can.

400
401 D. Winterton withdrew his nomination.

402
403 *D. Winterton recommended Robb Curry to be a Hooksett member of the SNHPC. Seconded by D.*
404 *Boutin. Motion carried unanimously with a vote of 7-0.*

405
406 N. Williams read an email into the record from Sheena Gilbert regarding the master plan.

407
408 **BUSINESS OCCUPANCY/TOWN DEVELOPMENT UPDATE**

409
410 Seasons Market was approved. The proprietors of Dudes Barbershop will be relocating.

411
412 **ADJOURNMENT**

413
414 *D. Boutin motioned to adjourn at 7:38 pm. Seconded by D. Winterton. Motion carried unanimously*
415 *with a vote of 7-0.*

416
417 **The next regularly scheduled meeting of the Planning Board will be held April 4, 2022 at 6:00**

418
419
420
421
422
423
424
425

pm.
Respectfully submitted by,
/s/ AnnMarie Scott
AnnMarie Scott
Recording Clerk