

1 **Official**

2
3 **AGENDA**

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

6 **35 Main Street**

7 **Monday, March 7, 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), Don Winterton, Paul**
19 **Scarpetti, Matt Reed, and David Boutin (Town Council Representative)**

20
21 **ALTERNATES: Denise Pichette Volk and Robert Duhaime**

22
23 **EXCUSED: Mike Somers**

24
25 **NOT PRESENT: Sheena Gilbert**

26
27 **STAFF: Nicholas Williams (Town Planner)**

28
29 **R. Duhaime will be a voting member this evening.**

30
31 **APPROVAL OF MINUTES OF FEBRUARY 7, 2022**

32
33 **February 7, 2022 Meeting – D. Boutin motioned to approve the minutes of the February 7, 2022**
34 ***meeting with amendments. Seconded by D. Winterton. P. Scarpetti abstained due to not being present***
35 ***at the February 7, 2022 meeting. Motion carried unanimously with a vote of 7-0.***

36 **PUBLIC HEARING**

37
38 **1. KASSAS REAL ESTATE**

39 **1461 Hooksett Road**

40 **Tax Map 18 Lot 49-C**

41 **Request for Extension on Amended Commercial Site Plan Entitlements**

42
43 **George Kassas: We are requesting an extension, not due to lack of effort, but due to trying everything**
44 **possible with no luck under the current circumstances.**

45

46 N. Williams: This was an amended site plan approved in 2018, It is a pad site for a bank. They were
47 granted an extension in 2020. They did a two year extension subsequent to the board changing it's rules
48 about extensions limiting them to a single year. The current extension expires April 20, 2022.

49
50 Open public hearing.
51 No public comments.
52 Close public hearing.

53
54 ***M. Reed motioned to grant a one year extension on amended commercial site plan entitlements for***
55 ***Kassas Real Estate, 1461 Hooksett Road, Tax Map 18 Lot 49-C, to April 20, 2023. Seconded R.***
56 ***Duhaime. Motion carried unanimously with a vote of 7-0.***

57
58 **COMPLETENESS REVIEW AND PUBLIC HEARING**

59
60 D. Winterton stepped down due to being an abutter. D. Pichette Volk will be voting on the following
61 application.

62
63 **2. S&H LAND SERVICES, LLC**
64 **19 & 17 Prescott Heights Road**
65 **Tax Map 43 Lot 45**
66 **Lot Line Adjustment**

67
68 Petter Stoddard: Don Armstrong is here with me. Part of the sub-division involves a lot line adjustment
69 between lots 41 and 42. When we started getting into the layout of the sub-division we came upon sig-
70 nificant encroachments. To resolve the encroachment issues we are proposing to do an equal land
71 swap. We are angling the front common property line and giving an equal land area to each party.

72
73 T. Walsh: Could you please point this out on the map?

74
75 P. Stoddard showed the encroachment on the map.

76
77 T. Walsh: Is there any input from staff?

78
79 N. Williams: The lot line adjustment has been shown on the sub-division plan. There were two amend-
80 ments to this that are shown on the plans being presented tonight that differ slightly from the plans that
81 you have. There was a typo and that has been corrected. Also, the easement and cul-de-sac have been
82 added to the plan sets.

83
84 T. Walsh: The drawings I would be given to sign off on would be the corrected ones?

85
86 N. Williams: Yes.

87
88 Open public hearing.
89 No public comments.
90 Close public hearing.

92 ***D. Boutin motioned to approve the lot line adjustment for S&H Land Services, LLC, 19 & 17 Pres-***
93 ***cott Heights Road, Tax Map 43 Lot 45. Seconded by P. Scarpetti. Motion carried unanimously***
94 ***with a vote of 7-0.***

95
96 **3. S&H LAND SERVICES, LLC**
97 **19 & 17 Prescott Heights Road**
98 **Tax Map 43 Lot 45**
99 **5 Lot Single Family Residential Subdivision – Medium Density Residential Zone**

100
101 P. Stoddard: The parent lot is Lot 45. It is 17.2 acres with 760' of frontage on Prescott Heights Road
102 and 54' of frontage at the end of the cul-de-sac on Beacon Hill Road. This is located in MDR that re-
103 quires a minimum of 200' of frontage and a 1.5 acre lot size if the lots don't have town water and
104 sewer. It is 175' of frontage with a 1 acre lot size if the lots have town water or town sewer. It is 3/4 of
105 an acre for lots that have both town water and sewer. The land is gently sloping with no steep slopes or
106 wetlands. The owners are proposing to sub-divide their lot into four new proposed building lots and
107 one lot for the existing house. Proposed Lot 45-1 on Prescott Heights Road is proposed to have 1.5
108 acres of land area and 204' of frontage. Proposed Lot 45-2 on Prescott Heights Road with 90' of front-
109 age. This lot would have 5 acres and be serviced by an on site water (well) and septic. Relative to the
110 two lots off the end of the cul-de-sac on Beacon Hill Road, Lot 45-3 is proposed to have 2.8 acres with
111 27.25' of frontage. Lot 45-4 is proposed to have 5 acres with 27.25' of frontage. Each one of these lots
112 was granted a variance in January. The two lots off of Beacon Hill Road are proposed to have a shared
113 driveway easement. The sewer commission is not requiring these two lots to hook into sewer. They are
114 large enough to have leach fields. Water is available at the end of the cul-de-sac and there is available
115 service for two lots. There is underground gas on Beacon Hill Road. I have checked with Liberty Utili-
116 ties and there is the possibility to extend the gas. Underground utilities will be extended and I have a
117 preliminary quote from Eversource. House and driveways layouts are shown on the topo sheet and I
118 have brought grading plans if anyone would like to see them.

119
120 T. Walsh: Does staff have any input?

121
122 Nicholas Williams: The applicant has requested a waiver from the development regulations requiring
123 perpendicular lot lines at a 90 degree angle, where there is a minimum of 100' into the lot, to keep the
124 lot line parallel with the existing gas easement for proposed Lot 45-1.

125
126 P. Stoddard: There is a gas easement the bisects the property. There is a gate by the stone wall. We
127 went perpendicular for length and I angled it so that it would hit the gate. The applicant wanted to keep
128 the gates to the gas line easement on his lot so they would be accessed on his property.

129
130 ***D. Boutin motioned to approve the waiver from Checklist Item #51 of the Development Regulations -***
131 ***Proposed property lines are substantially perpendicular to the street but somewhat less than 100 feet***
132 ***to better conform with the layout of the gas line easement access on lot 45-1 and the necessary drive-***
133 ***way access width on lot 45-4 for S&H Land Services, LLC, 19 & 17 Prescott Heights Road, Tax Map***
134 ***43 Lot 45. Seconded by R. Duhaime.***

135
136 R. Duhaime: You had 371' but you said you shorted the frontage?
137

138 P. Stoddard: The layout of the two lots and why we went for a variance for the flag lot 2 was because
139 of the bisecting gas line. It squeezes down the buildable area on that lot.

140
141 R. Duhaime: Why did you not center the driveway on your 90'.

142
143 P. Stoddard: I wanted to keep the driveway at 9 percent so I started to the left. This is a non-binding
144 proposed layout. We are separated by 50' from the abutters driveway, which is the requirement.

145
146 **Motion carried unanimously with a vote of 7-0.**

147
148 *D. Boutin motioned to find the plan complete for a 5 Lot Single Family Residential Subdivision –*
149 *Medium Density Residential Zone for S&H Land Services, LLC, 19 & 17 Prescott Heights Road,*
150 *Tax Map 43 Lot 45. Seconded by C. Stelmach. **Motion carried unanimously with a vote of 7-0.***

151
152 C. Stelmach: On Beacon Hill Road where the shared driveway comes into the circle, is it 20' before
153 the flares?

154
155 P. Stoddard: Yes.

156
157 C. Stelmach: How far does the driveway go before it splits?

158
159 P. Stoddard: 40' from the property line.

160
161 P. Scarpetti: Regarding the emails and the NFPA1, the fire department addressed we are always 10
162 percent in Hooksett and he is talking about a 5 percent maximum. Has that been addressed?

163
164 N. Williams: I spoke with Ian Tewksbury regarding that email. It is 5 percent for a length into the
165 property that has a length of 20' so the fire apparatus' don't bottom out. Further in along the property it
166 would be a maximum of 10 percent.

167
168 R. Duhaime: Would these driveway's have to be paved before the CO's are issued?

169
170 N. Williams: That is not a requirement. The aprons would have to be paved.

171
172 R. Duhaime: Do you have a refusal letter from the sewer commission?

173
174 P. Stoddard: Yes.

175
176 P. Stoddard read the letter from the sewer commission into the record.

177
178 D. Boutin: Is the driveway for Lot 45-2 going to be gravel or paved?

179
180 P. Stoddard: The requirement is to have it paved.

181
182 D. Boutin: Will the driveways for the other lots be gravel?

183
184 P Stoddard: That would be up to the builders of the lots.

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P. Scarpetti: For the purposes of fire apparatus', I think the shared driveway should be paved up to the split and then they can do gravel if they want.

P. Stoddard: I am not opposed to that.

N. Williams: The town engineer's review had only one minor comment.

N. Williams read an email dated March 3, 2022, from Ian Tewksbury, with a subject line of "Prescott Heights" regarding the fire protection into the record.

T. Walsh: What is the intention with the forest that is there? Will you be cutting driveways and house sites or stone wall to stone wall and plant a few saplings afterwards?

P. Stoddard: There will be a builder that will buy these lots. They will cut trees for a normal house layout. I would assume they would be leaving a buffer. I would not think the intention would be to clear cut.

T. Walsh: I have seen it. 75 acres gone in two days and the drawing said existing forest to remain. If this is tastefully done it will be a very nice sub-division. Clear cut, not so much.

Open public hearing.

D. Winterton: I am in favor of this. They have been good neighbors. They own the land and should be able to do what they want with it. They have tried to make the subdivision nice for our neighborhood.

Mark Lheurux (17 Beacon Hill Road): I live at the circle. I was not in favor of the project. I understand he can do what he wants with his property within the confines of the regulations and ordinances. I don't think it is a good fit with regard to what was done previously with the water and fire. On the old side of Prescott Heights Road there is no water or sewer and all you hear are complaints about people having issues with their wells. You have the opportunity with this development to benefit the neighborhood by having the water main extended to the property. Everyone of the lots could be serviced. A fire hydrant could be put at the end for fire protection for everyone. I would like the cul-de-sac to be moved so you everyone has the right access, but they got the variance. Water quality is becoming an issue. You might as well keep four straws from going into the ground and help the neighbors. I was hoping to see some driveway grading at the circle. The cul-de-sac is a temporary easement and the cul-de-sac goes through the center of it for the town of Hooksett only. I would like that noted on the plan accordingly. The driveway site distance should be noted on the plan. I would like a note on the plan that there will be no parking of equipment and no stockpiling of materials during construction. They should utilize their site. I maintain the lawn on the cul-de-sac. There should be a plan for tire washes noted on the plan. I would like to see a site walk. I have a problem with two lots on that 50' sliver and the placing of an electrical pad next to it. I think there should be some improvements done so it works better for all the neighborhood.

T. Walsh: Did the ZBA do a site walk?

N. Williams: No.

232
233 T. Walsh: Do you have any objections to what Mr. Lheurux said?
234

235 P. Stoddard: We do not have any problem with proper construction methods.
236

237 Close public hearing.
238

239 D. Pichette Volk: For inclusion for notes on the plan, it it appropriate to add the request for the water
240 line?
241

242 T. Walsh: We can add the material for the cul-de-sac and wash for the tires. As far as the water I do
243 not think we can force that.
244

245 ***D. Boutin motioned to approve the 5 Lot Single Family Residential Subdivision – Medium Density***
246 ***Residential Zone for S&H Land Services, LLC, 19 & 17 Prescott Heights Road, Tax Map 43 Lot 45.***
247

248 P. Scarpetti: I want to amend the motion to have paving of the shared driveway done to the split tire
249 wash and no storing of materials during construction.
250

251 ***D. Boutin amended his motion to read: approve the 5 Lot Single Family Residential Subdivision –***
252 ***Medium Density Residential Zone conditionally upon the addition of paving of the shared driveway***
253 ***to the split and no tire wash or storing of materials during construction for S&H Land Services,***
254 ***LLC, 19 & 17 Prescott Heights Road, Tax Map 43 Lot 45. Seconded by R. Duhaime. Motion car-***
255 ***ried unanimously with a vote of 7-0.***
256

257
258 R. Duhaime: We thought that road would go straight through and that is one of those lost opportuni-
259 ties. It is interesting how 50’ makes the difference in not being able to connect to the sewer line. It is
260 unfortunate there is no plan for a water easement. This is a missed opportunity that the ZBA should
261 have added to their variance.
262

263 T. Walsh: I don’t know if we could have foreseen the planning of this. It is a challenging sub-division,
264 especially when you put a gas easement through the middle of it. I think this is creative and at the end
265 of the day there will be some substantially sized lots.
266

267 **Motion carried unanimously with a vote of 7-0.**
268

269 D. Winterton returned. D. Pichette Volk will no longer be a voting member this evening.
270

271 **4. COLBEA ENTERPRISES, LLC**
272 **1311 & 1313 Hooksett Road**
273 **Map 25 Lots 56 & 56-1**
274 **Voluntary Lot Merger**
275

276 Chris Rice (TF Moran): This is a 60 year old family run business with 110 locations. They have built
277 50 with self fueling stations. Their locations have curb appeal and are well received. They participate in
278 community events and donate to charitable organizations. These lots are located in the Rt. 3 corridor of

279 the PZ. Currently 1311 Hooksett Road contains Dudes Barber Shop and a car wash. 1313 Hooksett
280 Road contains a graphic shop. Once merged the lot would be 3.4 acres in size with 346' of frontage on
281 Hooksett Road.

282
283 N. Williams: This property has not been closed on yet and this would be contingent upon that.

284
285 D. Boutin: What is the distance from the property line on the southeast side of the property to London-
286 derry Turnpike?

287
288 C. Rice: Approximately 135'.

289
290 Open public hearing.

291 No public comments.

292 Close public hearing.

293

294 ***D. Boutin motioned to approve the voluntary lot merger for Colbea Enterprises, LLC, 1311 & 1313***
295 ***Hooksett Road, Map 25 Lots 56 & 56-1, contingent upon the closing of the property. Seconded by D.***
296 ***Winterton. Motion carried unanimously with a vote of 7-0.***

297

298 **5. COLBEA ENTERPRISES, LLC**

299 **1311 & 1313 Hooksett Road**

300 **Map 25 Lots 56 & 56-1**

301 **Commercial Site Plan – Gasoline Filling Station and Convenience Store**

302

303 C. Rice explained site plans that were passed out.

304

305 C. Rice: There is open space up to the by-pass. To the east is a vegetated steep slope. To the north is an
306 existing car dealership. To the west is the Katz Endodontics building and 99 restaurant. There is a me-
307 dian that separates the northbound and southbound traffic. The proposed site plan consists of a one
308 story 5,400 sq. ft. building with a full basement. The basement would be storage space with a small of-
309 fice for the manager. The building is 50' wide x 108' in length. Within the building would be a 637 sq.
310 ft. Colbea tenant that operates the drive-thru window. There would be an associated drive-thru lane
311 with nine stacking spaces that are shown on the plan, a self-service fueling area which consists of 6 dis-
312 penser islands for a total of 12 fueling locations witch is underneath a canopy. There would be 39 park-
313 ing spaces. Granite curbing is proposed throughout the entire site, with the exception of along the con-
314 crete sidewalk in the front of the building which we are proposing a concrete curb along the road. Ac-
315 cess to the property is by one of two curb cuts. The southerly curb cut is right in only. The northern
316 curb cut is right in and right out. The right in only is because of a discussion I had with DOT and the
317 proximity to the Rt. 28 by-pass. They did not want cars exiting and causing traffic to slow down as they
318 were going through the signal. This configuration mimics what is there today in terms of the exiting
319 traffic. We have coordinated the site circulation and proposed hydrant location with the fire depart-
320 ment. The site is to be serviced by municipal sewer, Central Hooksett Water, Liberty Utilities, Liberty
321 Gas, and Eversource. We have received approval from the town sewer commission and we have re-
322 ceived our NHDES sewer connection permit and approval from Central Hooksett Water. We coordi-
323 nated with Liberty Gas and Eversource. Regarding stormwater, everything flows from the hillside
324 from the east to the west and discharges under Hooksett Road via an existing culvert. We are proposing

325 a closed system that directs stormwater to one of three sub-surface chamber systems. One of the sys-
326 tems collects half of the hillside runoff that goes to an underground system that infiltrates into the na-
327 tive soils. The other sub-surface system captures the remainder of the hillside run-off, the building run-
328 off, and the parking area. That also goes to a storm system which infiltrates the stormwater for treat-
329 ment. The third sub-surface system collects runoff from the fueling pad areas and dispense pad areas to
330 an oil water separator that goes into a line under the storm system and that goes through a jellyfish fil-
331 ter prior to discharging to its original location. The system reduces the peak water volume runoff for all
332 storm events. We designed the stormwater system to be compliant with all AOT requirements. The
333 landscaping plan shows 30 new trees and approximately 119 shrubs to be planted. The traffic has been
334 supplied and currently under review by NHDOT as part of the amended driveway application. The traf-
335 fic report shows there would be a minimal amount of new traffic generated by this development. As far
336 as site signage we went before the ZBA on February 8, 2022 and received an approval for a variance
337 to the proposed pylon sign. We received and addressed all town engineering comments and have four
338 waiver requests:

- 339
340 1. To waive the requirements of Part I 11.12 (2)(h) - The requirement states there should be three feet
341 of minimum cover for drainage pipes under all paved roads In this instance, the depth of the pro-
342 posed drainage pipes is dependent on the existing site drainage outlet, the required stormwater treat-
343 ment and site topography. We have maximized cover to the extent possible, and there are only a few
344 locations where 3' of cover is not provided. We have called for pipe insulation where cover is less
345 than 3'.
- 346 2. To waive the requirements of Part I 11.12(2)(y) - The requirements state that a minimum drop of
347 0.25 feet must be present between the lowest inlet invert and highest outlet invert. We are requesting
348 a 0.10-foot drop in drainage structures. The depth of the drainage system is limited by the existing
349 site drainage outlet, required stormwater treatment, and site topography. We have provided mini-
350 mum site slopes in an effort to provide 0.1-foot drops in structures, while maximizing pipe cover to
351 the extent possible.
- 352 3. To waive the requirements of Article 10-A.H.7(c) of the PZ Zoning Ordinances - The provision calls
353 for granite curbing to be used throughout the site to reduce the interior green space requirement from
354 10% to 5%. For this proposal, the proposed interior green space is 7.3%. A majority of the proposed
355 curbing will be granite curbing, with the exception being concrete curbing located along sidewalk
356 areas.
- 357 4. To waive the requirements of Part 1 11.15(1) of the Development Regulations - The proposed pro-
358 ject consists of a convenience store and gas station with twelve pumps. The requirement states that
359 any new telephone, electric, or cable lines should be placed underground. Per discussions with Ever-
360 source, they would like to provide service from the existing pole located at the intersection of
361 Hooksett Rd and Londonderry Tpke. From this existing pole, overhead wires would be installed to a
362 new pole at the southwest corner of the property. Underground service would then be provided from
363 this new pole to this building. We feel this request is not contrary to the spirit and intent of the regu-
364 lations, as there are existing overhead lines among Route 3, and electrical service to the building will
365 be underground.

366
367 C. Rice showed photos of the proposed elevations.

368
369 T. Walsh: Staff

370

371 N. Williams: This plan has gone through several different layers of review and is pretty clean sign. We
372 have sign off from wastewater, central water, and DOT is in the process of approving the permits that
373 were submitted February 14, 2022.

374
375 ***D. Boutin motioned to approve the four waivers for a commercial site plan – gasoline filling station***
376 ***and convenience store for Colbea Enterprises, LLC, 1311 & 1313 Hooksett Road, Map 25 Lots 56 &***
377 ***56-1. Seconded by D. Winterton.***

378
379 R. Duhaime: I would like to separate the waivers.

380
381 R. Duhaime explained the history of the site and inquired about the interior and the sign.

382
383 N. Williams: The only signage that has received a variance is the pylon sign. They will need to apply
384 for their sign permit through the Code Enforcement Officer.

385
386 R. Duhaime: Why did you put 5 percent instead of 7 1/2 percent for the concrete?

387
388 C. Rice: They wanted concrete sidewalks and curbing. To be on the safe side it made sense based on
389 how the regulation reads.

390
391 **R. Duhaime opposed. Motion carried with a vote of 6-1.**

392
393 ***D. Boutin motioned for completeness for a commercial site plan – gasoline filling station and con-***
394 ***venience store for Colbea Enterprises, LLC, 1311 & 1313 Hooksett Road, Map 25 Lots 56 & 56-1.***
395 ***Seconded by D. Winterton. R. Duhaime opposed. Motion carries with a vote of 6-1.***

396
397 D. Boutin: What is the size of the sign and the characteristics?

398
399 C. Rice: 64 sq. ft. is permitted and we got a variance to allow it to be 134 sq. ft. The characteristics are
400 on the handout we provided.

401
402 D. Boutin: What does Co brand mean?

403
404 C. Rice: That is for the drive-thru. In this case it is Corner Market Cafe.

405
406 T. Walsh: Nicholas, do they need a variance from the ZBA for the signage?

407
408 N. Williams: We determined, through legal, the best way to get those entitlements was through the
409 ZBA because the signage is governed by it's own set of regulations.

410
411 D. Winterton: Is there going to be a way to get gas and then go to the car dealership?

412
413 C. Rice: No. The pavement is being moved from our property line.

414
415 P. Scarpetti: You have a retaining wall in the back. Is that spelled out?

416

417 C. Rice: If we get approval the geotech will do their investigation. There is some exposed ledge so
418 there is a chance that wall may end up being a vertical ledge. In case it is not we specified a redi-rock
419 retaining wall with a chain link fence at the top for safety.

420
421 P. Scarpetti: How does the Shell dealer across the street feel about this?

422
423 Attorney John Cronin (Cronin, Bisson & Zalinzky): From my experience there is the breakfast side
424 and a dinner side of the road.

425
426 C. Stelmach: Is there any designation for a truck pump?

427
428 C. Rice: No. We would have had to go so far back to the hillside it was not practical.

429
430 C. Stelmach: What is the cut in the back toward the center of the property?

431
432 C. Rice: That is grass and slope. The curb does not break.

433
434 D. Boutin: Is the white area at the top of the pavement the trash disposal?

435
436 C. Rice: Yes.

437
438 D. Boutin: Will the trash pad be enclosed?

439
440 C. Rice: Yes.

441
442 D. Boutin: Are there any pads for air?

443
444 C. Rice: Yes.

445
446 R. Duhaime: On the south side there is an existing amount of plants. Will you be leaving them?

447
448 Andrew DelliCarpeni: It is hard for me to say yes or no. It depends on the construction and how
449 healthy they are. We don't try to minimize our landscaping. I also look at safety and line of site. We
450 don't want to block our signage with a tree so sometimes it makes sense to put in a larger sign.

451
452 R. Duhaime: I can visualize the telephone pole in the front of your property. That will be your eye
453 sore.

454
455 A. DelliCarpeni: I don't know if one additional telephone pole would create a hardship. If we can save
456 trees we will, but not at the expense of visibility.

457
458 R. Duhaime: I was hoping they would plant a little off of the property.

459
460 C. Rice: We can't do that. It is not our property.

461
462 C. Stelmach: Have you be notified that the previous tanks have been taken out?

463

464 C. Rice: I don't believe there are any existing tanks on the property.

465

466 A. DelliCarpeni: If there is a desire to put a monument plaque on the property we would be willing to
467 do that.

468

469 D. Boutin: I would like the applicant to walk us through the landscape plan.

470

471 C. Rice showed the red maple, cumulous service berries, heat river birches, green pillar oaks, red jewel,
472 and crab apples and stated the rest is shrubbery.

473

474 Open public hearing.

475 No public comments.

476 Close public hearing.

477

478 *D. Boutin motioned to approve the commercial site plan – gasoline filling station and convenience*
479 *store for Colbea Enterprises, LLC, 1311 & 1313 Hooksett Road, Map 25 Lots 56 & 56-1. Seconded*
480 *by R. Duhaime. Motion carried unanimously with a vote of 7-0.*

481

482 **BOARD DISCUSSION**

483

484 None.

485

486 **OTHER BUSINESS**

487

488 N. Williams stated there will be three commercial site plans that will be introduced to the board over
489 the next couple of months.

490

491 D. Pichette Volk volunteered to be a member of the SNHPC.

492

493 **BUSINESS OCCUPANCY/TOWN DEVELOPMENT UPDATE**

494

495 Nothing to report.

496

497 **ADJOURNMENT**

498

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

501

502 **The next regularly scheduled meeting of the Planning Board will be held March 21, 2022 at 6:00**
503 **pm.**

504

505 **Respectfully submitted by,**

506

507 **/s/ AnnMarie Scott**

508

509 **AnnMarie Scott**

510 **Recording Clerk**