

1 **Official**

2 **AGENDA**

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

5 **35 Main Street**

6 **Monday, April 18, 2022**

7 **6:00 PM**

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10 **MEETING CALLED TO ORDER AT 6:03 P.M.**

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12 **PROOF OF POSTING**

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14 **PLEDGE OF ALLEGIANCE**

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16 **INTRODUCE MEMBERS OF THE BOARD**

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18 **PRESENT: Tom Walsh (Chairman), Don Winterton, Mike Somers, and David Boutin (Town**
19 **Council Representative)**

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21 **ALTERNATES: Denise Pichette Volk**

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23 **EXCUSED: Chris Stelmach (Vice-Chairman) and Paul Scarpetti**

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25 **NOT PRESENT: Sheena Gilbert, Matt Reed, and Robert Duhaime**

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

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

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31 **APPROVAL OF MINUTES OF 04/04/2022**

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33 ***D. Boutin motioned to approve the minutes of the April 4, 2022 meeting. Seconded by D. Winterton.***

34 ***M. Somers: Line 197 should read April 18 as opposed to April 4.***

35 ***D. Boutin: Add discussion regarding SNHPC. Line 179 through 182 should be replaced to read:***

36 ***N. Williams: I forwarded you the information from the Executive Director of SNHPC. I mentioned***
37 ***to this board, EDAC, and ZBA. We are getting the town involved in the update of the regional***
38 ***housing needs assessment that SNHPC is conducting through 2030. They have organized three***
39 ***focus group sessions for the community to participate in. The first is April 13 from 5:00 pm to 6:30***
40 ***pm, the second will be the 18th from 4:00 to 5:30, and April 19 from 4:30 pm to 6:30 pm. These will***
41 ***be digital platform via zoom. They are broken out into different communities for each day. They will***
42 ***not be specific to each community for each focus group and not to worry about that if you can't***
43 ***attend on the 19th. You can sign up for any of them. I want to have representation from our town for***

44 *this. You can RSVP via the link.*

45 *D. Boutin: I would urge the Planning Board members to go online and look at the Concord*
46 *Monitor. There is a pretty extensive article about an agency called the Housing Appeals Board. They*
47 *have, probably out of 15 cases, they have ruled in favor of the developer. When they were currently*
48 *talking about a multi-family development in Amherst. This Housing Appeals Board effectively short*
49 *circuits going to court. After the decision of the HAB you can go to the Supreme Court, which is very*
50 *expensive. We should be cognitive of that and pay attention to it because at some point we are not*
51 *going to like it and someone is going to stuff something down our throat. We better focus on it and*
52 *address it and we haven't up to now. We have done nothing except fight it.*

53 *D. Pichette Volk: Who can request that the HAB get involved?*

54 *D. Boutin: The applicant.*

55 *D. Pichette Volk: If the applicant says "I want to go to this" is that binding? Is it an absolute*
56 *requirement for the town to defend itself?*

57 *D. Boutin: The HAB's decision is binding on the town. They may send the plan back to the town,*
58 *and tell the planning or zoning board that they need to take another look at this. They are basically*
59 *saying take another look at it but you need to approve it. That is what has been going on and it*
60 *reminds me of back in the 90's when towns were not permitting mobile home parks. Some town*
61 *would have 100 acres of wetland in a corner of the town. That is mobile home park district.*
62 *Obviously, you can't build on it because it is wetlands. The legislature passed the law that required*
63 *every community in the state of NH to have mobile home park zoning. That is where we are heading.*
64 *Ultimately, if towns like Hooksett don't make any efforts to have multi-family like we have been*
65 *doing for the last year, ultimately the state is going to step in. The legislature is going to step in and*
66 *they are going to tell towns like Hooksett, you better do something. If we want to be smart about it*
67 *and attentive to our needs in this community, we better focus on it.*

68 *T. Walsh: There are two sides to every coin. There was another appeal attempt this year that did not*
69 *make it by the House. If I am not mistaken, I think there is another bill coming out of the Senate. If*
70 *it is not this year it will be next year. The HAB does not deny many applicants and that is the*
71 *problem. This is not the end of the HAB. In terms of Hooksett, I disagree. The HAB has been*
72 *comparing what other towns have been doing, who are actually the ones who have been going to the*
73 *HAB. We do things right. I remember Dick Marshall saying one thing. We don't deny anything*
74 *based on whether we like it or not. We fairly apply our ordinance, our zoning, and our regulations.*
75 *That is what we do. The HAB was not created for the town of Hooksett. In terms of us fighting or*
76 *denying multi-family housing that is not true. We gave a person 8 or 9 extensions up until just*
77 *recently for a 68-unit high density apartment building. He dropped it himself. It is not that we are*
78 *anti-apartment in this town. The attempts that we have been getting are to change our zoning from*
79 *what is common sense commercial, and I don't like when an applicant pressures us to change*
80 *common sense commercial because, in both instances, within weeks of us saying no we have actually*
81 *gotten applicants in that can build by right. We have the same simple formula for zoning that most*
82 *towns do. You put your commercial on your major corridors and your other opportunities grow*
83 *around it. We all have an opinion on it. I wanted to state mine. You had a chance to state yours.*
84 *Anyone else on this topic?*

85 *R. Duhaime: I concur Mr. Chair. David has his point of view. I have mine. Hooksett has more than*

86 *its share. You look at Candia. They are thinking of expanding their lot size up to 4 acres, maybe 5*
87 *acres for a house lot trying to slow down the urban sprawl and we are talking about multi housing?*
88 *We have more than our share. Yeah, we have a state highway that cuts right through us, we have a*
89 *river right through the middle of this town, but that does not mean we need to let them pave it right*
90 *over. It ain't gonna happen. Because we are regionally in the middle between Manchester and*
91 *Concord we should let them do what they want? I don't think so. I think when Auburn, Candia, and*
92 *other surrounding towns catch up to us with the apartment buildings we have now then maybe we*
93 *could open our doors a little wider. I don't see the need right now.*

94 *T. Walsh: We are getting off focus. This is about the SNHPC assessment. I plan on attending. I*
95 *would encourage everybody to do so. I hope that members of the planning board and EDAC do the*
96 *same. Anything else on the focus group sessions?*

97 *D. Boutin: I would like to ask Mr. Duhaime a question if I may?*

98 *T. Walsh: Sure.*

99 *D. Boutin: He indicated that we have plenty of apartments in the town of Hooksett. I would like him*
100 *to tell me, if he would, where those apartments are.*

101 *R. Duhaime: University Heights is right behind my house, right behind Mount St. Mary's, right up*
102 *on the hill. Nicholas, how many apartments are in there? 241?*

103 *N. Williams: 278.*

104 *R. Duhaime: 278 apartments. That isn't enough?*

105 *D. Boutin: Where else?*

106 *T. Walsh: We are getting off topic. Nicholas, for the next meeting can you give us a total of how*
107 *many apartments we have in Hooksett because you a missing quite a few of them. You are missing*
108 *what used to be called Merrimack Heights. There is another one on 3A. You are missing condos.*

109 *D. Boutin: Mr. Chairman, condos don't count.*

110 *R. Duhaime: Well they turn the apartments into condos.*

111 *D. Boutin: They do not count.*

112 *T. Walsh: We are not going to get into a debate. This is about the group sessions.*

113 *D. Boutin: You indicated you were going to include condos and I am telling you that doesn't count.*

114 *T. Walsh: Nicholas, if you could please get us a breakdown of all the units we have in Hooksett*
115 *currently for our next meeting that would be helpful information. Even ADU's would be considered*
116 *an apartment.*

117 *D. Boutin: They are, but condos are not.*

118 *N. Williams: I can provide a breakdown.*

119 *T. Walsh: The discussion we are having is about the housing assessment and focus groups.*

120 *R. Duhaime: This is one of those issues I mentioned about the highways. Say we go to Epping. They*
121 *have a commercial base because it is on 101.*

122 *T. Walsh: This has got nothing to do with the groups.*

123 *R. Duhaime: NH is very rural. There is not a lot of commercial land that is getting developed in*
124 *these towns because they do not have any commercial base. We have a commercial base that off-sets*
125 *the housing.*

126 *T. Walsh: This is about the assessment.*

127 *M. Somers: Delete line 168.*

128 *D. Boutin withdrew his motion. D. Winterton withdrew his second.*

129 *D. Boutin motioned to table the approval of the minutes until the*

130 **Motion carried unanimously with a vote of 5-0.**

131 **HOOKSETT VILLAGE WATER, CENTRAL WATER, HOOKSETT SEWER**
132 **Development Review Procedures for Utility Providers**
133

134 T. Walsh: I would like to make one change to the agenda. Hooksett water and sewer is here for a brief
135 discussion on our procedures and to answer the question on if we are going to give conditional approv-
136 als and work out the details and utility plans later as we always have or if we are going to make a
137 switch and look for plan drawings for utilities prior at these hearing prior to approvals.
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139 N. Williams: Mike Heidorn with Village Water, Chris Culberson with Central Water, and Ken Conaty
140 with Hooksett Sewer are here. I invited them because I want to get some clarification on how we are
141 going to administer plan reviews going forward. We would like to get their prospective as well as guid-
142 ance from the board.
143

144 T. Walsh: In the 12 years I have been on the board we have always done our conditional approvals
145 based on our engineers' comments on the utility plans. We had a couple a bad ones that was extensive
146 and the conversation started on whether or not we should get the utilities approved and stamped prior to
147 entering into completeness and even hearing the case. I don't know how that works but figured you
148 could throw the issues at us and see how we should handle this going forward.
149

150 K. Conaty: I provided a handout of our development timeline and how we handle developers when
151 they come it. We have added how it matches up with your checklist and the bluebook. We match pretty
152 good with what you are doing. They come to see us. We give the developers a general approach, but
153 we are not going to design it for them. They submit their plans for review, and we give them our cor-
154 rections. They resubmit them. I give them approval then it has to go to NH DES for approvals if it has a
155 sewer manhole or \$5,000 or more of debt. We get the corrective plans from DES. We get the approval
156 for DES and we get it on the commission calendar. Once that approval happens, I stamp the plans and
157 get it ready for Planning Board. Then they come to the Planning Board. As far as getting our things
158 ready ahead of time, your regulations already require that, and it is not happening.
159

160 K. Conaty read the regulations that are in the blue book and stated once all of this is done he can ap-
161 prove minor modifications and design changes from the Planning Board, and that does not have to go
162 back to DES. He also stated there was a meeting on March 7 and the plans submitted to TRC were not
163 ready for his approvals. One plan has zero sewer design. One plan got DES approval today. The other
164 two plans have not met his approvals and are not ready for DES approvals.

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166 T. Walsh: Which plans are you talking about?

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168 K. Conaty: The Strickland oil change facility got DES approval today.

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170 T. Walsh: What are the other two?

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172 K. Conaty: The car wash and the Marmon Aerospace & Defense.

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174 K. Conaty discussed the town of Hooksett's standard specifications for construction, the paperwork on
175 the carwash that started this whole conversation, and Hooksett Sewer Commission Design and Con-
176 struction Standards. He stated all these rules and regulations have been in place since 2010.

177
178 T. Walsh: This is self-explanatory to me. Apparently the last few or so we have been getting have been
179 worse than in history. This issue has never come up and once we usually give the approval the details
180 get hashed out from the background once it is gone from here.

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182 D. Pichette Volk: No. 65 on the checklist; the capacity issue. I don't recall statements about capacity in
183 some of the documentation that I have seen in the past.

184
185 K. Conaty: You probably haven't. It is in my new letters that I send to Nicholas for approvals. It is re-
186 quired by our regulations. One of the first things that is supposed to be submitted is flows for water and
187 sewer.

188
189 Mike Heidorn: From our side of the table these things have come up for the precinct repeatedly since
190 2015 when I started. I say that in terms of it coming up on the job site when contractors have multiple
191 versions of construction plans. Not knowing the correct version of the plans creates all kinds of prob-
192 lems. In terms of the process, it is the precincts opinion that working together is the best way to do
193 things. I feel like when I got here that was not the MO of the precinct and town officials. That has
194 changed since I have been here. It benefits the applicants and the people I work with day to day to
195 make this process smoother. Our process is pretty much the same as Ken's, but we do not have to go
196 through DES. We have many similar examples such as the car wash and The Granite Woods project
197 may come back to bite us. We are working with the town to make this happen, but there was a condi-
198 tional approval issued in September and the utilities have not been approved yet. That is not to say it
199 will stop the project, but this is the kind of thing that happens over and over and it can be a problem.
200 There is a problem area in the southwest corner of the site where the sewer and water mains are that
201 might cause a retention basin to have to be redesigned and relocated. How will that impact whatever
202 else in on the site? These are the types of things that can happen when the review does not happen in a
203 coordinated fashion. Our standards and regulations have been in place for a long time.

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205 D. Boutin: You said you go on site and there are multiple construction documents. Why is that happen-
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M. Heidorn: You have a set of plans the planning board approved, another set the water department approved, and another set the sewer department approved and they are all showing up on site.

D. Boutin: That is not separate plans. You said there was more than one plan for the sub-contractor. What you are really saying is you have 3 or 4 different plans that, in their totality, represent the approved plan. Correct?

M. Heidorn: I am saying there are three sets of “approved utility plans” showing up on the site.

D. Boutin: You are saying they are not approved.

M. Heidorn: They are all approved by somebody, but they are not one single approved utility plan.

K. Conaty: What we do now is the print that is at the preconstruction meeting is stamped by me, Mike, or Chris and it goes onto the job site. That is the only set of prints they are allowed to work off of. If we get on the job site and that set of prints is not there, that job stops until that print is found and they are working off of the correct set of prints.

D. Boutin: How do we avoid this problem down the road?

M. Heidorn: To follow the bluebook procedure to make sure the sewer and water are approved prior to the planning board.

K. Conaty: DOT needs to be brought into this way earlier. DOT has slowed some projects way down after we get our approvals ready.

D. Boutin: How does DOT impact water or sewer projects?

K. Conaty: Driveways can be relocated. The driveway is a roadway permit. If they decide to move that roadway 8 or 12’ that sewer line is now not centered on the road, the water line might be 8’ out of the road. It could change things considerably.

D. Boutin: That makes sense, but I don’t know how you control that.

K. Conaty: You get DOT involved earlier.

D. Boutin: If they approve the driveway what more do you want them to do?

K. Conaty: If they have a working plan before us we can make sure the utilities are lined up with the driveway correctly.

M. Somers: So what you are saying is we need to make sure we have approved water and sewer plans before we give any approval on our plans. Simply because, if I understand you correctly, we are giving conditional approvals then everything gets changed and nothing lines up. You may have as many as three different sets of utility plans on any given job site that are approved by somebody?

254 M. Heidorn: That is part of it. Another piece of it is there is a sense that these applicants and develop-
255 ers get that once the plan is approved by this board they are done. They move on. They kind of forget
256 about us until they are ready to put the shovel in the ground then it is a big rush to go through us and
257 there is a general consensus we are the ones holding them up.
258

259 D. Winterton: In your opinion, when did that change and why? Was it an effort of the town to be nicer
260 to the developers? Was there pressure from the developers to do it faster?
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262 K. Conaty: It happened before us.
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264 D. Winterton: Why? Why would it happen?
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266 K. Conaty: I think developers think they can turn a set of plans around in 30 days and that is not realis-
267 tic.
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269 T. Walsh: We had been allowing the permits to be noted on the plan and it has been a part of our con-
270 ditional approvals for many many years. It is a legitimate question how we got here. I don't expect you
271 to know the answer because you are new. I don't know when this started. Perhaps it was to be more co-
272 operative. Maybe we are seeing now it may not be working that way.
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274 D. Boutin: It has been done this way since I have been on the planning board. It has never been
275 brought up as an issue. It seems to me that when the TRC meets they should be told, maybe in writing,
276 that their final plans that are submitted to the planning board have to include their approved water and
277 sewer design.
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279 M. Heidorn: They are told and they don't do it.
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281 D. Boutin: There should be a letter that comes from the town planner that states what we need and un-
282 til that is supplied the plans will not go before the planning board. We should not even have to discuss
283 if it is complete or incomplete if they don't submit the utility plans.
284

285 T. Walsh: I am looking at the checklist, and I haven't gone through all 66 items in a few years, and it is
286 there. It has to be according to our own checklist, permit number for DES and approved plans. The
287 question is if we are going to follow our own checklist or make some changes for completeness.
288

289 D. Boutin: I see no need to change the checklist. I think that is a reasonable request of the applicant.
290 We have that affect the utilities in our town then it goes to these folks and we do not see what they
291 approve. I think we should require that information as a part of completeness and the
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293 ***D. Boutin motioned that, effective April 19, 2022, all applicants will be made aware of the items on***
294 ***the checklist and all items on the checklist will be required to be complete before the planning board***
295 ***can consider their applications to be complete. Seconded by D. Winterton.***
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297 T. Walsh: We are going to enforce our own rules but the two applicants we have tonight are getting by
298 on grace.
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300 M. Somers: We are taking a motion to say we are going to enforce our own checklist?

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T. Walsh: We are taking a motion that we are not going to be offering as many conditional approvals based on our utilities.

M. Somers: Couldn't that be handled with the direction of staff that we are going to abide by the checklist?

T. Walsh: I originally thought so, but if it is a motion it doesn't hurt to take it as a motion.

N. Williams: Looking at the items in the checklist maybe we do need to get a little more specific. What we were requiring was a stamped utility print from the utility provider as a condition of the completeness. That might be a prerequisite to the DES permit that is number 59 but then we only have letters indicating there is adequate capacity. Are we also going to be requiring DOT permits up front?

T. Walsh: Is that in the checklist?

N. Williams: Yes. Number 62.

D. Boutin: I think we should be consistent.

T. Walsh: I am wondering how we got to this point except that there was some pressure from the developers thinking that to go through all of this effort to make sure everything is 100 percent on all these other drawings the planning board may decide to say no on another reason so therefore it was for not. I am searching for reasons on how we got to this point.

N. Williams: These were the administrative conditions on all of the approvals that we have done since I have been here.

D. Boutin: It has been that way for the last several years.

Motion carried unanimously with a vote of 5-0.

D. Pichette Volk: Ken, if I were to come on site as some authority and ask for the official stamped plans who is in charge on any one site?

K. Conaty: I bring a stack of paper with all of the rules and regulations, give it to the contractor and tell them that is what they will abide by, find out who is in charge, and who is accepting them, make them sign and print their name and title. That is who is in charge on the site.

D. Boutin: There is no problem with any planning board member talking to these people about a specific plan, but none of us can go to them separately and dictate what can be done with the plans. Only the board as a totality can do that.

COMPLETENESS REVIEW & PUBLIC HEARING

- MARMON AEROSPACE & DEFENSE**
18 Legends Drive
Tax Map 25 Lot 80-3

82,000 SF Light Manufacturing Facility with Associated Site Improvements

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N. Golon (TF Moran): This is a lot that is approximately 42 acres. The parcel is zoned both PZ and groundwater resource conservation district.

Bruce Belanger (VP of Operations): We are a defense contractor. We make wire and cable for the US government through distribution. Our two primary product lines are aerospace and navy products for the US government. We currently have a 90,000 sq. ft. facility on Hayward Street in Manchester, NH. The lot we are on has no more room for growth. We were approached last summer to expand our business into the navy power cable business. The reason for expansion was because the US government has these product lines on order with another manufacturer, but their lead times are 80 to 90 weeks and they have asked us to step up and start making these products. They are working with us on this project and I have to report to them monthly on the current status of the project. We are excited to be here and look forward to working with the folks in Hooksett.

N. Golon (TF Moran): This is an 81,600 sq. ft. manufacturing facility. We have our overall existing conditions plan to go over with you. The property is abutted by the safety complex. Some commercial uses are the NH Sports dome and Hooksett Village Shops. Industrial is the remaining portion of Manchester Sand & Gravel property that is located behind us. Site lines to the building are limited. We are at the dead end of Legends where you turn right towards the Eversource Hooksett facility and the safety complex. To the left is the legends drive golf facility. North is the right side of the page. There is 385' wide Eversource transmission easement running east to west on the northern access where there is a restriction on plantings and underground utilities. Similarly, along the east and southeast there is another 205' Eversource easement that has certain restrictions. no building will be located along east and southeast another 205' Eversource easements relative to underground utilities and plantings. There is an area of vegetation that exists where the driving range is. There are wetlands located to the south. The westerly property line is somewhat unencumbered. site layout plan siting of the building. The overall layout has undergone revisions since our TRC meeting and follow up comments from the town. Relative to the layout of the project, along the easterly side there is a site driveway that provides access to rear of building where there is a drive-in door, additional access for the fire department. As part of our TRC meeting it was requested we provide an additional site of access. We extended that round about so we have full access to the rear of building. That also allows us to stay out of the constructive portion that is the Eversource easements that are located to the north. That also provided a place for the dumpster pad, out of clear site, and stormwater management facilities that will take the runoff from our roof and the site driveway. On the right side of page is the access drive. In order to make the grades work we will have to rebuild it. There is a drive-in door located along the easterly side of the building and a small series of retaining wall for the loading dock door. The third curb break provides access to the parking lot. There are 19 parking spaces provided which exceeds their need but is consistent with town requirements. There are adequate provisions for snow storage. We have sited the transformers at the southeast corner of the building. That is where the office component is located and consistent with Eversource's expectations.

D. Boutin: Where are the Eversource easements?

N. Golon pointed to where the two Eversource easements are located.

394 T. Walsh: It is a struggle on the small drive to try and locate them. Looking at the existing driveway
395 and that parking lot now I see where it is exactly. What is going on with the existing building and park-
396 ing lot?

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398 N. Golon: The existing building, parking lot, mini-golf, and driving range will be discontinued for
399 public use but will remain. There is no reason to take it down. It will provide the opportunity for the
400 employees to play mini golf. A lot of the building is located within the driving range. Whether the
401 mini-golf or the driving range, it might be a good place for employees to take their break, but they can
402 figure that out. As far as the grading of the site, there are two stormwater management areas. One is to
403 the far west which is the outfall for the area of the driveway. The stormwater management has been de-
404 signed in accordance with town regulations as well as NH DES and AOT. To the southeast of the plan,
405 which is off the lower right-hand corner of the building, is another stormwater management area de-
406 signed to treat the parking lot and existing access drive. This is providing stormwater treatment where
407 none previously existed and reducing peak flows and promotes additional stormwater recharge to the
408 site. This has the benefit of being close to the river and has good sandy soils.

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410 D. Boutin: South of that stormwater management area there is a parking lot with about 40 parking
411 spaces. Is that existing?

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413 N. Golon: That is the existing parking lot which will remain. We are not doing anything in that area.

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415 D. Boutin: Who owns that parking lot?

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417 N. Golon: Marmon Aerospace & Defense.

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419 D. Boutin: I think you need to show that on your plans.

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421 N. Golon: On the existing conditions plan those elements are shown. If you would like us to provide a
422 larger overall site plan that better shows that we can do that.

423
424 D. Boutin: I would request that. I did not know who owned that.

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426 T. Walsh: It is the existing Legends parking lot. These are challenging sets with all of the lines.

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428 N. Golon: We have that catch 22 where the page can only be so large relative to regulations. If it is de-
429 sirable, we can add an overall site layout to the plan similar to the existing conditions plan.

430
431 T. Walsh: That would be greatly appreciated.

432
433 D. Boutin: If they did that they would not have to go on every single page to add that parking lot. Is
434 that fair?

435
436 N. Golon: Yes. Grading and drainage meets all of the town requirements. Bruce Thomas has had the
437 opportunity to review this. He provided some minor comments which he and I reviewed back and forth
438 over email, and we will be able to update the plans consistent with his request. We will have a gas ser-
439 vice that has been reviewed by Liberty Utilities and the approval letter has been provided. Electric ser-
440 vice will be from Eversource. Their review is ongoing, but we received correspondence stating what

441 their expectation is. Transformers are located as appropriate and all of their clear distance requirements
442 have been met. Relative to water, Chris has provided a very prompt review and gave me a call to go
443 over it. The most important, relative to the edits on the plan, some are typographical (They would ra-
444 ther see MJ for mechanical joint spelled out.) There is an existing one-inch service that provides water
445 service to the existing building. That was part of an easement agreement for that original construction.
446 The documents that are associated with that approval say that is supposed to go away at some point.
447 We are at that point. We will update the plans to reflect that one-inch service to be discontinued and
448 will attach it to our new service main. That will provide what the water precinct is looking for relative
449 to the site. We received comments from Ken. Our original design incorporated a forced main chamber
450 system where we connect the two. Ken preferred a different design outlet. The plans show what was
451 requested. He asked us to provide additional detail for our sewer manhole. There is a sewer manhole
452 detail on the plan that shows all the components consistent with your requirements. We have the added
453 level detail to make sure the contractor builds it correctly. That is also the expectation of state as part of
454 their review. Once change is we are adding a structure and that requires state review. We will submit
455 those revised plans to the sewer commission to move forward with the state permit. Those flows are
456 exhibited on our detail sheet. This is a highly automated system. The domestic flows are very low. Rel-
457 ative to our utility design we do not have a stamped approved plan from the sewer commission, but we
458 have a consensus on what needs to be shown. We are in good shape relative to our utility design.
459

460 D. Boutin: Could I ask Ken to come up and talk about the sewer plan.
461

462 K. Conaty: Nick has alleviated any concerns. He will do revised prints and we will get those to DES.
463

464 D. Boutin: The changes they have made are acceptable to you?
465

466 K. Conaty: Yes.
467

468 N. Golon: As far as lighting, we have wall mounted fixtures that are proposed along the building sup-
469 plemented by site lights throughout the parking lot. The parking lot is relatively small so not a lot of
470 light will be generated by this facility. The lighting is compliant with the towns regulations. Relative to
471 the landscaping design, there are waivers dependent on the Eversource easements. We have limitations
472 as to where plantings can go. We have tried to provide a landscape screen that provides some vertical-
473 ity along the property line to provide buffering to the building. This is a fairly tall building; over 30'
474 tall. Red oaks are proposed along the property line. That small corner is one of the few corners that
475 does not have overlapping Eversource easements. The group of plantings that are the white birch and
476 Norway spruce are located within the easement but more than a right-of-ways width off of the existing
477 pole line; more than 50'. This intrudes no further than the prior development. We are asking for waiv-
478 ers because the level of plantings required is not possible. One of the waivers include the building fa-
479 cade landscape area facing the parking lot. That would be taking our parking lot and shifting it to the
480 south to provide some landscaping. We have the opportunity to tuck our parking lot around the corner
481 so it is not visible from any right-of-way. There is also a perimeter planting landscape area located be-
482 tween the building and/or paved area, abutting side, and rear boundaries. We have our parking lot that
483 is tucked in, an access drive to the east, and an abundance of remaining driving range to our west and
484 south. The overall site plan shows existing trees that serve that purpose on the property lines with the
485 exception of the northeast quadrant that is encumbered by the Eversource easements. The front land-
486 scape area shall have one tree for each 500 sq. ft. of front landscape area. Fifty percent of the trees will
487 be indigenous shade trees with a minimum height of half the building facade or 20', whichever is less.

488 The balance of the trees may be a variety of deciduous evergreen or ornamental of not less than 5'.
489 There is a requirement of 52 trees. We would have to cram those into one area which is not feasible, so
490 we are asking for a waiver. Other than the Eversource easements there are also underground utilities.
491
492 D. Boutin: You have two bump outs on the part of the building that is closest to Legends Drive. I don't
493 know how big those bump outs are and cannot tell what you are putting there for landscaping. What is
494 the area between the bump outs?
495
496 N. Golon: Working from north to south is the proposed driveway. The first bump out has a fair amount
497 of grade change. There is a low-lying flat area that we have allocated between the building and drive-
498 way that will be a grass area. There are two plantings in that area, but Eversource may not approve
499 them, but is consistent with what they allowed for the prior site. The other bump-out is dedicated for
500 snow storage.
501
502 D. Boutin: How big is the northerly bump-out?
503
504 N. Golon: About 10,000 sq. ft.
505
506 D. Boutin: Out of the 10,000 sq ft. what are you putting there?
507
508 N. Golon: Primarily grass.
509
510 D. Boutin: Any trees?
511
512 N. Golon: There are two trees called for, but we need to maintain certain distances for the fire depart-
513 ment. We are trying to remain consistent with their expectations.
514
515 D. Boutin: What are you doing on the southerly bump out.
516
517 N. Golon: Snow storage. That southeast corner is where all of the utilities are come into the building.
518 They are all underground.
519
520 D. Boutin: South of that bump out?
521
522 N. Golon: Grass. We are not going to put in hardscapes that would create more stormwater run-off.
523 We want to have as much infiltration as possible.
524
525 T. Walsh: What kind of grass do you use that will withstand sand and salt after you plow all the snow
526 onto it?
527
528 N. Golon: The kind that is irrigated. We are going to pick the brains of the people who owned the driv-
529 ing range.
530
531 T. Walsh: They did not plow that. It is a legitimate concern. You are going to put a lot of money into
532 this and with the salt, sand, and magnesium chloride from the vehicles, you will not have grass.
533

534 N. Golon: We could consider using the green plow snow program. That requires them to hire someone
535 who has gone through the certification with DES to make sure they are not oversalting or over sanding
536 and the application rates are appropriate.

537
538 D. Pichette Volk: Mr. Belanger, are both product lines going to be manufactured in this facility?

539
540 B. Belanger: Primarily, just the navy products.

541
542 D. Pichette Volk: What raw material will you be using?

543
544 B. Belanger: A copper strand on the inside surrounded by plastic which is a low temperature polyeth-
545 ylene.

546
547 D. Pichette Volk: What kind of waste does the manufacturing process generate?

548
549 B. Belanger: The lines run, and they are automated. At the beginning and end of each line we take off
550 a startup which is a few feet that gets cut off and recycled. We reclaim the copper because it is high in
551 value.

552
553 N. Golon: Traffic generation is very minimal. At most there will be 4 trips per hour and 1 on Saturday.
554 For perspective, this intersection carries about 2,100 cars per hour. Legends Drive carries less than 50
555 vehicles per peak hour. In comparison to the prior use this is a benefit to that intersection.

556
557 D. Winterton: 24 hours?

558
559 B. Belanger: Currently 8 to 10 hours per day. 7:00 am to 5:00 pm.

560
561 M. Somers: Is there any requirement on the access road as far as security?

562
563 N. Golon: There will be an automated gate that requires a key card and fire will have access.

564
565 D. Boutin: Where is your dumpster?

566
567 N. Golon: Of the southwest corner of the site line.

568
569 D. Boutin: Are you going to be screening it?

570
571 N. Golon: It is a dumpster enclosure.

572
573 T. Walsh: We would need a motion to find the plan complete.

574
575 ***D. Boutin motioned to find the plans for an 82,000 SF Light Manufacturing Facility with Associated***
576 ***site improvements for Marmon Aerospace & Defense, 18 Legends Drive, Tax Map 25 Lot 80-3 as***
577 ***complete. Seconded by D. Pichette Volk. Motion carried unanimously with a vote of 5-0.***
578

579 Open public hearing.

580 No public comments.

581 Close public hearing.

582

583 N. Golon: The applicant is requesting three waivers from Article 10-A H.3 (c,d,f) to permit an alterna-
584 tive landscape design.

585

586 T. Walsh: Have you seen the memo from our town engineer?

587

588 N. Golon: Yes. Bruce and I spoke about it. He had a request for additional landscape plantings. I let
589 him know why that could not be done. I have some correspondence if you would like to see it.

590

591 T. Walsh: Nicholas have you seen that back and forth?

592

593 N. Williams: I have not.

594

595 T. Walsh read an email from Bruce Thomas to N. Golon into the record stating there is no need to eval-
596 uate another location and he was presuming the building may not be the best-looking building and the
597 landscaping might hide or create a better view.

598

599 T. Walsh: The reasoning is the landscaping cannot be put where he was suggesting so that brings us
600 back to the waivers.

601

602 *D. Boutin motioned to approve three waivers from Article 10-A H.3 (c,d,f) to permit an alternative*
603 *landscape design for Marmon Aerospace & Defense, 18 Legends Drive, Tax Map 25 Lot 80-3.*

604

605 *D. Boutin motioned to approve an 82,000 SF Light Manufacturing Facility with associated site im-*
606 *provements for Marmon Aerospace & Defense, 18 Legends Drive, Tax Map 25 Lot 80-3 with the*
607 *condition that the applicant secure approval for sewer and water and all comments from Bruce*
608 *Thomas should be addressed. Seconded by D. Winterton.*

609

610 T. Walsh: This is the way we have been doing things and we have already heard from water. I am fine
611 with this.

612

613 **Motion carried unanimously with a vote of 5-0.**

614

615 Recess at 7:16 pm. Reconvened at 7:22 pm.

616

617 **2. PAQUETTE POOLS & SPAS**

618

1204 Hooksett Road

619

Tax Map 34 Lot 26

620

Performance Zone Waiver to Permit Permanent Structure in Side Yard Setback

621

622 Eric Paquette: I am seeking a variance to build an above ground pool. We will use this pool as a dis-
623 play to sell above ground pools.

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625 D. Winterton: Will the pool be fenced?

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627 E. Paquette: There is an existing fence and everything will be inside that fence.

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Open public hearing.
No public comments.
Open public hearing.

D. Boutin motioned to approve the performance zone waiver to permit a permanent structure in side yard setback for Paquette Pools & Spas, 1204 Hooksett Road, Tax Map 34 Lot 26. Seconded by D. Winterton.

T. Walsh: This is one of the better-looking properties in town and is always maintained meticulously. I see no reason why this waiver would do anything differently.

Motion carried unanimously with a vote of 5-0.

**3. HOOKSETT VILLAGE WATER, CENTRAL WATER, HOOKSETT SEWER
Development Review Procedures for Utility Providers**

Addressed as Item 1.

SCHEDULED APPOINTMENTS: None

BOARD DISCUSSION

4. TOWN HOUSING STATISTICS

N. Williams: We have 4,097 individual structures which excludes the ADU's. With those are 5,639 total single-family units which comprises the total housing stock. Multi-family units consist of 5 or more single family rental units. Those include Windsor Terrace at 97 percent occupancy, Residences at River Hill at 98.5 percent occupancy, University Heights at 94.5 percent occupancy, and Mallard Place at 100 percent occupancy.

T. Walsh: They say 5% vacancy rate is healthy. At least one of them is there. Another one is close. There are mixed results on that one. There is some availability, not much. We have 115 duplex structures.

N. Williams: Duplexes have two single family units in each structure. That is 230 single family units. We don't know the bedroom breakdown. We don't know if they are owner occupied. They could be rentals.

T. Walsh: Between duplex, tri-plex, quadruplex, and ADU's, the number of rental availability in Hooksett could be higher than the 8 percent. The 8 percent talks about multi-family.

N. Williams: That is correct. There is no mechanism that would give us that information. Single family detached could also be a rental.

T. Walsh: When Carrington Farms went on the market as condos people were buying them, 3 and 4 at a time, as an investment to rent them.

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N. Williams: Those are included as residential condo's and we are assuming they are owner occupied.

M. Somers: How many units is in each of the rental developments?

N. Williams: Mallard Place has 16, University Heights has 279, Windsor Terrace and River Hill comprises the balance.

T. Walsh: What is Merrimack Heights now?

N. Williams: Windsor Terrace.

T. Walsh: That is a good size building.

N. Williams: I want to say there are 70 units in there. The aggregate of all of them is 425 units.

T. Walsh: The units next Windsor, those are condos correct?

N. Williams: The Residences at River Hill at apartments.

T. Walsh: What about the apartment building on south 3A getting close towards Exit 10 in the curve of that road that has been there for decades? There have to be at least 40 units in there I would think.

N. Williams: Bayview Terrace. Those are condos.

T. Walsh: When did that condoize?

N. Williams: 2004.

T. Walsh: I know people living there. Maybe they were renting the condos.

N. Williams: We have no real way of knowing.

T. Walsh: How many unbuilt apartment availabilities are here now? Aren't there some in Granite Hill?

N. Williams: They are Granite Heights Phase 2. There are 105 units that never got built out. Those will be condos when they are built.

D. Boutin: Aren't they starting the project in the summer?

N. Williams: We have had interest, but the taxes are upwards of \$1 million.

D. Boutin: That area has been vacant for at least 17 years.

T. Walsh: Dave Campbell will be paying us a visit on Heads Pond for whatever reason. Do you remember the make-up of that in terms of units?

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N. Williams: 135 units. I am not sure of the breakdown.

T. Walsh: We have to look back into it. It was singles, townhouses, and apartment.

N. Williams: It was a mix. Mr. Scarpetti got his variance for the 74 apartment units off of Londonderry Turnpike.

T. Walsh: It is good to have this information. This conversation is not done but at least we have something else in front of us.

OTHER BUSINESS

N. Williams: SNHPC is conducting their focus groups for the regional housing assessment tomorrow night. I attended one this afternoon and it was pretty insightful. A lot of people engaged in the conversation. We are moving forward with the Dominos project. They had their pre-construction meeting last week.

T. Walsh: On the corner of Zappora and the by-pass, heading north just before the farmhouse, the guy cleared it last year. There has been a machine there all winter. There is a border of trees around it. He has a trailer and an excavator in there.

M. Somers: Wasn't a paving company going in across from Zappora. It is just a bunch of trailers. Nothing has been built.

N. Williams: We are in the process of doing some corrective action there.

N. Somers: They keep putting the trailers closer to the road.

T. Walsh: I still drive by Owens every day and cringe.

N. Williams: The drainage infrastructure on those two properties is integrated on that property and the one to the immediate north. Mr. Bussiere just picked that property up. I think he is going to come in a clean it up.

BUSINESS OCCUPANCY/TOWN DEVELOPMENT UPDATE

Dude's Barber Shop is relocated next to Tractor Supply.

A gymnasium is going in just south of Kmart Plaza.

ADJOURNMENT

D. Boutin motioned to adjourn at 7:38 pm. Seconded by D. Winterton. Motion carried unanimously with a vote of 5-0.

The next regularly scheduled meeting of the Planning Board will be held May 2, 2022 at 6:00 pm.

769

770 **Respectfully submitted by,**

771

772 **/s/ AnnMarie Scott**

773

774 **AnnMarie Scott**

775 **Recording Clerk**