

**Official**

**AGENDA**  
**HOOKSETT PLANNING BOARD MEETING**  
**HOOKSETT TOWN HALL CHAMBERS (Room 105)**  
**35 Main Street**  
**Monday, May 16, 2022**  
**6:00 PM**

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

**PROOF OF POSTING**

**PLEDGE OF ALLEGIANCE**

**INTRODUCE MEMBERS OF THE BOARD**

**PRESENT:** Chris Stelmach (Vice-Chairman), Mike Somers, Paul Scarpetti, Matt Reed, and David Boutin (Town Council Representative)

**ALTERNATES:** Denise Pichette Volk, Sheena Gilbert, and Robert Duhaime

**EXCUSED:** Tom Walsh (Chairman) and Don Winterton

**NOT PRESENT:**

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

**Sheena Gilbert and Robert Duhaime will be voting members this evening.**

**APPROVAL OF MINUTES OF 04/04/22 (amended) & 04/18/22**

*D. Boutin motioned to approve the minutes of the April 4, 2022 meeting. Seconded by M. Somers. P. Scarpetti and C. Stelmach abstained due to not being at the April 4, 2022 meeting.*

*Line 68 there was another “repeal” instead of “appeal” attempt*

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

**COMPLETENESS REVIEW & PUBLIC HEARING**

- 1. ERIC C. MITCHELL & ASSOCIATES, INC.**  
**6 Joanne Drive & 143 Londonderry Turnpike**  
**Tax Map 43 Lots 21 & 22-1**  
**Lot Line Adjustment**

Eric Mitchell (38 South River Road, Bedford, NH): We have prepared the plans for the two owners. Lot 21 owned by Rasmussen and is zoned commercial. Lot 22-1 is owned by Ilyuk and is zoned MDR. We propose to straighten out the lot line between the two parcels. There is a bit of a kink at the road. There is a part of the parking lot on the Rasmussen property is on the Ilyuk property. By moving the lot line down and squaring it off we are able to keep the pavement on the Rasmussen property and the lot line would square off the front of the property on Rt. 28 and parallel to Joanne Drive. We are doing this mainly because of the encroachment in the front.

R. Duhaime: Does the New England telegraph affect the easement? Is it the width of the building and not the setback?

E. Mitchell: It is a 15' setback.

Open public hearing

Kelly Kelly (Tic Tac Tots Preschool/145 Londonderry Turnpike): I do not have concerns with what they want to do. I have with what has been done to the Ilyuk's land. They have a lot of filling on the back side of the lot which has stopped the water flow that comes down under by-pass 28 and along side my property. The water used to drain down into the far back of Joanne Drive. Now it is pooling and creating standing water along our playground. In 26 years we have never had an issue. I have video of what it is like dry and then after the rain it is sitting up high. Last year we had issues with standing water non-stop. I attempted to talk to him and he kicked me off his property and called the cops.

C. Stelmach: Does this have to do with the lot line adjustment.

K. Kelly: It doesn't but when I spoke with Dana he said I should come here tonight and speak. I don't have a problem of what they do with the lot line, I want to make sure they stop building up the land and creating the issues they are creating with water flow from the by-pass down to Joanne Drive.

C. Stelmach: Who is doing this?

K. Kelly: The owners of the house at 6 Joanne Drive. I went to speak with him in April and he kicked me off his property and had the police call me about trespassing.

C. Stelmach: Have you talked to Dana? Has he gone over there to look at it?

K. Kelly: I did. Dana went over and he has given Dana a hard time about things he has been doing not having permits. Bruce Thomas has gone over as well in the past year. I don't want issues but have children in the playground and do not want a mosquito and issues. This is an inherited problem for me.

C. Stelmach: Nicholas, is there a way you can have Dana follow up on this?

N. Williams: I think we need to act on the lot line adjustment tonight and I will follow up with Dana to see what is going on.

P. Scarpetti: Who is looking for the lot line adjustment? Yourself or the other gentleman?

Craig Rasmussen (143 Londonderry Turnpike): Both of us. It is just a straightening of the line. I have been there for 31 years. The property line is what it is.

P. Scarpetti: Ms. Kelly is here for the water.

C. Rasmussen: I am here for the lot line adjustment which is on the other side.

P. Scarpetti: I see he has a lot of debris on his house.

C. Rasmussen: He has been fixing it. Have you been by this weekend?

P. Scarpetti: I have not.

C. Rasmussen: He is put up all the fence posts and had loom brought in this weekend. He runs a business. He has a couple other income properties in Hooksett that he is working on. He is straightening out everything and got rid of a lot of debris.

C. Stelmach: Would this create more problem for Ms. Kelly's property?

C. Rasmussen: No. It is on the Joanne Drive side.

K. Kelly: That is not my concern. I am concerned about the water. I have never had a problem with standing water. It would leach through and dry up. Now I have water rising and it created a bigger problem today when it rained. I was told to come here today to speak in hopes of getting something down about the water.

C. Rasmussen: I would like to see that water tested. Feet from that water we have a well The water always looks questionable.

K. Kelly: It used to come right through and dry right out. Since they have done more work across the street there is more water that comes through. I started calling code enforcement a year ago. I don't want to worry about mosquitos, disease, and west nile with kids playing.

D. Boutin: Mr. Chairman I think it is incumbent upon our planner to get a grasp on this issue and help Ms. Kelly out.

C. Stelmach: When was the last time Dana came out?

K. Kelly: The 26th of April.

C. Stelmach: The lot line isn't germane to the water issue.

K. Kelly: I just want to keep the kids I care for safe and away from disease. I treat my property for ticks. I should not have to deal with water rising up along side of the playground when it was never a problem before.

N. Williams: This is a nuisance issue and code enforcement will need to deal with it independent of this board.

R. Duhaime: I find it interesting that staff has directed her to come here this evening. Until this is settled I don't think we should move forward with a lot line adjustment.

K. Kelly: He said it would be good for me to come and plead my case.

C. Rasmussen: We initiated this lot line adjustment 13 months ago.

K. Kelly: He ripped out the drainage pipe from the back yard all the way out that ran into a culvert along Joanne Drive. Initially he filled the culvert in. That is when Bruce Thomas went out last year and spoke with him about putting the culvert back in because it came down Joanne Drive and water would flow off of his yard, down the driveway, into Joanne Drive, and freeze at the top. He started to put the culverts back in. I don't know what he has done for drainage but it runs and sits right along at my property and does not drain like it used to.

D. Boutin: It is not our job to fix this and it has nothing to do with the lot line adjustment. Let her work with the town officials. We can sit here and talk about it all night long and can't accomplish a thing.

Tim Rollins (27 Auburn Road): I worked for Kelly father and now work for Hooksett Paving. This is your problem. Your people told her to come here. They built an illegal pond. Code enforcement has been out and they are doing nothing. They said to come here. What do we do from here? It is either you tell them to fix it and they don't get their lot line or we can call the EPA.

C. Rasmussen: The lot line has nothing to do with that side of it.

T. Rollins: It has to do with the whole yard. They have done major work on that back yard. No elevations, no plans, no silt fence, no environmental control.

C. Rasmussen: He hasn't changed anything on the Joanne Drive side as far as elevation.

C. Stelmach: If we grant the lot line adjustment and some other problem develops, with what you are telling us, it will not look good for the town.

C. Rasmussen: It is an adjustment by feet that has nothing to do with the opposite side of the property.

P. Scarpetti: They are correct that the lot line has nothing to do with this. Have you gotten in touch with the state to talk to them as far as this pond issue?

K. Kelly: I did. They said it was town related. I want someone to come out and deal with what is happening on the back side of the yard.

P. Scarpetti: It is on the record now. Let's keep it in the hands of code enforcement. It has been brought to our attention and needs to be rectified. Let's see what they can do.

N. Williams: Why don't we entertain a motion to have the board draft a letter for a cease and desist?

C. Rasmussen: He is now leveling out the yard

K. Kelly: Leveling out the yard is what is creating the problem. He filled a hole with sand that is now stopping the water from flowing where it used to flow. He told Dana he wasn't going to do anything about it and has told Dana numerous times to get off of his property.

C. Stelmach: Will a lot line adjustment do anything?

R. Duhaime: We chase ourselves from behind in Hooksett. What is the rush to get this done tonight without proper information? I have a commercial lot. I don't know the impervious soils, or how much parking there is. I have some pictures, but it is a one page map. I asked Mr. Mitchell for the elevations. We have a business in town with concerns. Code enforcement is sometimes overwhelmed and sent her here. I don't have enough information to make an educated decision.

K. Kelly: If something comes back and we have an issue I will send the parents to the town of Hooksett. I am asking for support. I have made the phone calls for over a year now. Somebody has got to be stepping up. I follow the rules and am asking that the kids are kept safe.

D. Boutin: We would be remised for not acting on the lot line adjustment. I would suggest she goes to the town administrator and let him direct the code enforcement officer.

R. Duhaime: She should be talking to her town councilor.

P. Scarpetti: This guy is not being cooperative. What else will it take to wake the guy up to do something?

Close public hearing.

***D. Boutin motioned to approve a lot line adjustment for Eric C. Mitchell & Associates, Inc., 6 Joanne Drive & 143 Londonderry Turnpike Tax Map 43 Lots 21 & 22-1. Seconded by M. Somers.***

M. Somers: I think the real issue is the lot line adjustment. I understand and sympathize with Ms. Kelly. I think ultimately this would be a legal issue for us. I think we would end up in court and we would lose. I think we should approve this. As a town we need to figure this situation out for Ms. Kelly.

**ROLL CALL**

**D. Boutin - Yes**

**M. Somers - Yes**

**P. Scarpetti - Yes**

**R. Duhaime - No**

**S. Gilbert - No**

**M. Reed - No**

**C. Stelmach - Yes**

**Motion carries with a vote of 4-3.**

**2. CONSTRUX, INC.**  
**1316 Hooksett Road**  
**Tax Map 25 Lot 65**  
**Amended Commercial Site Plan – Building Addition**

Bruce Scanlon (Emanuel Engineering, Inc.): This property is in front of the Shaw's Plaza. Our existing business is Granite State Gymnastics. We are proposing to put an addition on the end of the existing building. There would be a reduction of impervious. We are adding a sidewalk with a crosswalk to the front of the building. There is a front door at the front vestibule. There was a bit of concern with fire protection. We will put fully sprinkle the existing and the proposed. There are two hydrants. When we bring the fire line down we will add a hydrant in addition to that. We are removing a few parking spaces. We did not need all that we had and we will meet the requirement. We are adding impervious with stone to do some infiltration of water. We are decreasing the amount of water running off of our site.

D. Boutin: There is no landscape plan and it has not been discussed.

B. Scanlon: It is already a fully landscaped site. There is an existing conditions plan that shows the landscape.

C. Stelmach: The landscaping is staying the same as it is?

B. Scanlon: Yes and we are adding some grass. We have not proposed a new landscaping plan as we have existing landscaping.

D. Boutin: I am all set.

P. Scarpetti: On the exterior elevations, can you show the board what this will look like toward Granite State Marketplace from the parking lot?

B. Scanlon showed the board the elevation.

P. Scarpetti: As far as our new architectural regulations we have the ability to make changes. I understand it is a metal building and you have brick on the front now. When you add this building it will not be the same color as the building that is there. The soffit and fascia are all faded. I would look to do some kind of earth tone and paint the whole building so that it does not show it is an addition. I do not see any masonry.

B. Scanlon: That is going away with the addition.

Brian Shedd (Construx): The new addition will be light gray with a charcoal gray trim. He is painting the existing building to match. It is getting a new roof with new roof trim and that will be consistent.

P. Scarpetti: I appreciate the effort on that.

M. Reed: Where the front door between the Shaws Plaza and this building there is no landscaping?

B. Scanlon: There are a couple of planters.

M. Reed: I think there should be foundation plantings between the Shaws Plaza in the existing green space. I see this every day and it looks like hell. between the buffer between the shaw's property and your property.

B. Scanlon: There is a fence along the property line and you are asking for vegetation in that area?

M. Reed: Yes.

Matt Bogaczyk (Owner of the building/Runs Granite State Gymnastics): With snow removal they pushed that fence over and there is drainage in that area. I have had someone come to clean that up. We are going to continue to mulch and make that look better. We sealed some cracks and we are going to seal everything once this is done. The old building side will still show different steel, but we are trying to make the building look as good as it can. It will be painted with a new roof. We put the snow where you would like the plantings near the fence.

P. Scarpetti: Would you think about putting the shrubbery against the building? They have the stone along the addition. If they did a saw cut along the building they could put the landscape there.

R. Duhaime: Is the break at the end of the island paved?

B. Scanlon: It is part of the walking system.

R. Duhaime: You have the green strip and you can do foundation plantings on the north side. Landscaping would break up the corner and length of the building.

B. Scanlon: We could put in ornamental grasses that get large.

R. Duhaime: That is not hardy. Shrubs or trees are more hardy.

B. Scanlon: We use them in our LED designs and they could help with drainage.

R. Duhaime: You are looking for something taller.

D. Boutin: We are not going to design or approve the landscape plan tonight. I think we should have them design something with the town planner and come back at our next meeting.

C. Stelmach: Is your addition is it continuous from the existing building? The same height and width?

B. Shedd: It continues the same height for 20'. It is a transition bay. Then it will step up. We went 20' then raised it up 20" higher than grade and created a snow condition on that. The wall is the same. There is a break that comes up 3'. The walls align. There is 20" of concrete exposed. The concrete is higher than the door so it has the durability. The brick is tied into the wall structure inside and is staying.

M. Bogaczyk: The sign on the building is coming down.

D. Boutin: Where is the dumpster? It is not on the plan and it needs to be added. How are you going to light the lot?

B. Scanlon: The existing lighting is on the plans.

D. Boutin: You need to identify them.

B. Scanlon: They are in the legend.

D. Boutin: The legend does not matter. They need to be on the site plan.

C. Stelmach: If you could identify the light poles on the plan that would help.

B. Scanlon: The lighting is shown throughout the plan and on the legend. We will add the dumpster.

D. Boutin: On the utility plan, up near the top it says existing light fixture. It would be helpful if there was a similar note on the bottom of the plan.

B. Scanlon: We have no problem with that.

C. Stelmach: Will there be signage on the road?

M. Bogaczyk: The existing sign will remain. It was just upgraded.

B. Scanlon: It shows on the existing conditions plan.

B. Shedd: The one on the roof is an existing sign and we are moving it. We are taking it from the end and moving it to the elevation.

S. Gilbert: Is the playground going to be kept? I do not see it noted.

M. Bogaczyk: We are a licensed preschool and that will remain.

S. Gilbert: Are you going to add a new permanent fencing structure?

M. Bogaczyk: It has a fence around it and there is parking. We have worked with the state and use plastic fencing. By sprinkling the building the fire department only needs access to two sides of the building so we could, potentially, close that off. We are not there yet.

D. Boutin: The playground needs to be on the site plan so we have a record of what is there.

S. Gilbert: I would like to see a fencing structure that matches the rest of the building and landscaping. Is this for the gym or an additional business?

M. Bogaczyk: It is for gymnastics.

S. Gilbert: Is the grassy area going to be a half moon of grass? Is that for curb appeal?

B. Scanlon: There is a slope to that grass. There will be a differential so it made more sense to have it as grass and get rid of impervious.

S. Gilbert: Any time you can add plants you will make many of us happy.

R. Duhaime: Nicholas, for an amended commercial site plan what sections of this did you review? How much square footage do you need to add as an addition before you have to do a new full site plan?

N. Williams: We need to address that in the developmental regulations. There is no threshold for what constitutes a complete redevelopment of the property.

R. Duhaime: Will the architectural only be on the addition?

N. Williams: The verbiage leaves it up to the discretion of the board.

B. Scanlon read the waiver request from developmental regulations into the record.

C. Stelmach: Fire wants to put in a new 6" piece of pipe down to the building. Is that coming in from Rt. 3? Will it come down the side of the driveway?

B. Scanlon: There is an existing fire hydrant at the road that has a lateral. We will remove this hydrant, put in a T putting the hydrant off to the side, continue that 6" line, and run it into the utility closets that is in the building. The building has a fire alarm system and a knox box at the gate. We are proposing to add a hydrant at the bend for a total of three.

C. Stelmach: One of the comments from the fire chief was he did not know where he would tie into the building.

B. Scanlon: We are willing to have a conditional approval stating that we will work with the fire department to locate this hydrant appropriately with the extensions.

Open public hearing

No public comments

Close public hearing

M. Somers recused himself from this matter due to a conflict. D. Pichette Volk will be a voting member for this matter.

***D. Boutin motioned to approve the waiver from the requirements of item 11.12.2 of the development regulations/PZ Zoning Ordinances to allow approximately 11,000 SF of site disturbance, 10,350 SF of which is currently impervious land cover request for the amended Commercial Site Plan – Building Addition for Construx, Inc., 1316 Hooksett Road, Tax Map 25 Lot 65. Seconded by P. Scarpetti. Motion carried unanimously with a vote of 7-0.***

M. Reed: There should be a mix of trees.

M. Bogaczyk: There are a mix of trees.

R. Duhaime: When was the last site plan? Was there ever an amended one?

N. Williams: The last plan is from 1983.

R. Duhaime: We have upgraded our regulations since then. You are putting in stone but no plants. Is this erosion stone? What size stone are you putting in and how wide?

B. Scanlon: We usually put in 4 - 5' to fit the detail. It is usually 3/4" to 1" inch stone.

R. Duhaime: Couldn't you gutter the building and you could plant in the stone bed?

B. Scanlon: We don't put gutters on buildings like this because we don't want ice dams. This drops 22'. The roof of this building is below the road elevation.

R. Duhaime: It is the esthetics?

B. Scanlon: We are making this so it disappears more.

R. Duhaime: This is part of that negotiation. It is the Shaws and the front of the building side.

P. Scarpetti: I look at the front as the side towards the curbed parking side You have the grass transition to get up to the building Maybe you could look at doing some plantings there and on the northwest corner.

B. Shedd: If they put shrubs along there that would not impact the stone infiltration and there would not be a bunch of plants that would die from the salt pushing off the paving. I think that would be a good compromise to plant shrubs along there.

R. Duhaime: If you brake up the corner you are either looking at the front or down the length of the side.

B. Scanlon: We could put a couple of apple trees up there with a series of bushes.

M. Reed: It looks like hell on that side. All you see is chain link and barbed wire.

M. Bogaczyk: The barbed wire is coming down. All of the bittersweet was in the fence area. We left some bigger trees instead of having the saplings. On the Shaws side it is going wild with sumac.

S. Gilbert: Unfortunately you have a lot of invasive species going on and that needs to get cleaned up before more is planted.

Discussion ensued on types of landscaping to include.

C. Stelmach: What is the existing gate going to be used for?

B. Scanlon: It is an existing gate that is used now.

***D. Boutin motioned to table the amended Commercial Site Plan – Building Addition until June 6, 2022 for Construx, Inc., 1316 Hooksett Road, Tax Map 25 Lot 65. Seconded by R. Duhaime.***

R. Duhaime: We are glad you in town and want to keep you in town. It might be of value to you to wait.

**ROLL CALL**

**D. Boutin - Yes**

**P. Scarpetti - No**

**R. Duhaime - Yes**

**S. Gilbert - Yes**

**M. Reed - No**

**D. Pichette Volk - No**

**C. Stelmach - No**

**Motion fails with a vote 4-3.**

***R. Duhaime motioned to conditionally approve the amended Commercial Site Plan – Building Addition for Construx, Inc., 1316 Hooksett Road, Tax Map 25 Lot 65 with the following requirements: 1) the dumpster will be marked on the site plan with an enclosure; 2) there will be updated landscaping; 3) an updated landscape plan which will include taking out the areas discussed, putting in trees and frontage along DW Highway and on the Shaws Plaza side, and foundation plantings will be added on the north side of the building as well as in the zoned parking space area and the stone areas; and 4) the playground will be noted on the site plan.***

M. Bogaczyk: Do you want a fence running across there?

S. Gilbert: Esthetically. There are gaps in the fencing that is there now. There are slots between the barriers. It seems like a safety issue.

B. Scanlon: That is to block cars. There is a chain link fence that goes all the way around the playground.

M. Bogaczyk: That was put up with the state. The preschool is call TumbleBees and we have bees painted on the pavement that the kids follow to the playground. A normal day care would have a chain link fence attached to the building. We can't do that because fire has to be able to come around the building. That is why we have temporary fencing. They are all attached. The wind blows it down. I get it. It's not the most attractive thing, but we would have to put a chain link fence there or some fence system that would break up the parking lot.

Brian Shedd: The fire department had to have the perimeter access. Now that it is going to be sprinklered we have to find out if we can put in permanent fencing.

S. Gilbert: Now that you don't need to have the back side open it might make sense to rethink that space. Do you need that pavement or could it be outdoor tumbling space?

M. Bogaczyk: The pavement is still needed.

***Seconded by M. Reed.***

C. Stelmach: Can we get more correspondence from the fire department as to how they are going to hook into the building with their main line to feed the sprinklers?

B. Shedd: They are not changing the main entrance and already have the knox box. The only thing of up in the air is their storage connection. Right now we are coming in from the back corner of the building.

***R. Duhaime: I would like to amend my motion to add the condition that final approval from fire, sewer, and water is obtained and any staff issues are addressed.***

***Seconded by D. Boutin.***

B. Shedd: I have everything on my list except the snow storage.

R. Duhaime: If you were amendment the entire site plan that would be required. I am assuming you are going to put it into the field.

### **ROLL CALL**

**D. Boutin - Yes**

**P. Scarpetti - Yes**

**R. Duhaime - Yes**

**S. Gilbert - Yes**

**M. Reed - Yes**

**D. Pichette Volk - Yes**

**C. Stelmach - Yes**

**Motion carries unanimously with a vote of 7-0.**

M. Somers returned. D. Pichette Volk is no longer a voting member.

### **BOARD DISCUSSION**

- 3. MANCHESTER SAND & GRAVEL**  
**1355 Hooksett Road**  
**Tax Map 19 Lots 2, 4, & 4-A**  
**Pine Hill Road E-911 Addressing**

N. Williams: Gilbert Block raised that building to make way for the new Dominos plaza. Gilbert Block has submitted a occupancy review application to reoccupy their old building which is located at the end of Pine Hill Road. E-911 does not know what Pine Hill Road is. It is not a public right-of-way. There

are other business on that road. They are not individually numbered and that is the issue. 1359 is the address for all of those lots. The lots do not have frontage on DW highway but they are all addressed on DW Highway. The original sub-division plans from 1983 shows Pine Hill Road as a a dedicated right-of-way but the plans never got recorded. This is coming about because we are going to be asked to assign to assign an address and occupancy permit for Gilbert Block. Fire, code enforcement, and E-911 are resistant to do that because they don't have legal frontage on a public right-of-way. Pine Hill Road, as it has been constructed, is an access easement that was recorded with the sub-division. I called Peter Holden who drew up the plans in 1983. He has the original plans showing the right-of-way that the town reviewed and approved. The problem is he cannot record those plans because in the same year the legislature passed legislation that will not allow the sub-division plans to be recorded once they are over a certain age because you can record a new lot line for someone's building if the property is being built out. We talked with representatives of Manchester Sand and ProCon. We would like to address everything off of Pine Hill Road. My sense in talking with them is they are resistant to that and do not want to change their address. I want to see what the board would like to do with this. Can we bring them in and talk about having this surveyed and subsequently recorded with the registry so that can become a public right-of-way. That is the only way we can add addresses to Pine Hill Road. This is problematic because if there is further development off of this access easement, which I would hope would not be allowed in its current condition, and they get a call back there for an emergency they are looking at 1359 for several acres of land with several businesses. It is not an ideal situation for emergency services.

D. Pichette Volk: You said they are resistant. Who is the they?

N. Williams: Representatives with Manchester Sand and ProCon.

D. Pichette Volk: To what exactly?

N. Williams: Changing their address.

P. Scarpetti: Is it a class 5 road?

N. Williams: An access easement was created years ago. It is a private dedicated right-of-way that has never been recorded.

P. Scarpetti: The fire department wants the town to recognize that road but the road is not up to the standards of the town. It needs to be repaved. The scale is in the right-of-way.

N. Williams: It is a driveway in Manchester Sand's property.

P. Scarpetti: Now they have a demolition permit and they are tearing down buildings. I can see their resistance but then their property would be worth more.

C. Stelmach: What would they have to do for the road to get up to code.

N. Williams: It would have to be resurveyed. There has been so much construction so he can't record the plan with a lot line through a structure. They can keep a private right-of-way and petition the town. The Town Council could require they re-address the properties off of Pine Hill Road.

C. Stelmach: Can they issue each business a temporary number?

N. Williams: We are in a position where we can correct the problem or continue doing it.

D. Pichette Volk: A re-survey would be on who's dime?

N. Williams: It should be the owner of the property.

D. Pichette Volk: Is there a mechanism to force them to do it?

N. Williams: We don't want to do that but can do it indirectly.

R. Duhaime: That property that is leased it is a formal lease. Is Manchester Sand still the owner of that property?

N. Williams: The owner of record is Gilbert Block.

R. Duhaime: This is something Manchester Sand could work towards getting done.

N. Williams: The ZBA granted them some kind of relief for the frontage. A defacto sub-division.

C. Stelmach: In the time they left there and went to where Dominos is going did Gilbert Block own it?

N. Williams: Yes. It was sitting vacant. I don't know if we need to do something with it now but it will be a problem. There is no legal frontage there to do it. It needs to be addressed appropriately.

#### **4. 2022/2023 ZONING AMENDMENT PROPOSALS 2022/2023 DEVELOPMENT REGULATION AMENDMENT PROPOSALS**

N. Williams discussed updating the development regulations with regard to redevelopment of a property. Board discussion ensued. Issues with shipping/storage containers and dog kennels were also discussed.

D. Boutin left the meeting at 8:13 pm. D. Pichette Volk will be a voting member.

#### **BUSINESS OCCUPANCY/TOWN DEVELOPMENT UPDATE**

N. Williams mentioned there has been a lot of interest with regard to purchasing the Ritchie Brothers site and suggested the board think about the zoning on that lot. On the other side the MOU is in place and the next piece is DOT which we have not heard anything on.

S. Gilbert read a letter of support from the Conservation Commission. They have submitted something similar to Town Council. They are applying for a regional trail program grant for 2023. We were awarded \$50,000 though this in 2015 and \$80,000 in 2021. We are looking for a signature if everyone is on board.

*R. Duhaime motioned to have the chairman sign the letter in support of the Conservation Commission applying for a regional trial program grant for 2023. Seconded by P. Scarpetti. **Motion carried unanimously with a vote of 7-0.***

**ADJOURNMENT**

*M. Reed motioned to adjourn at 8:18 pm. Seconded by P. Scarpetti. **Motion carried unanimously with a vote of 7-0.***

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

Respectfully submitted by,

/s/ AnnMarie Scott

AnnMarie Scott  
Recording Clerk