

1 **Official**

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3 **MINUTES**

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

6 **35 Main Street**

7 **Monday, March 20, 2023**

8 **6:00 PM**

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10 **MEETING CALLED TO ORDER AT 6:18 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: Chris Stelmach (Vice-Chairman), Mike Somers, and Don Winterton**

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20 **ALTERNATES: Sheena Gilbert and Robert Duhaime**

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22 **EXCUSED: Tom Walsh (Chairman) and Denise Pichette Volk**

23

24 **NOT PRESENT: Paul Scarpetti, Wayne Russell (Alternate), David Boutin (Town Council
25 Representative)**

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27 **STAFF: Bruce Thomas (Town Engineer)**

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29 **S. Gilbert and R. Duhaime will be voting members this evening.**

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31 **APPROVAL OF MINUTES OF MARCH 6, 2023**

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33 *D. Winterton motioned to approve the minutes of the March 6, 2023 meeting. Seconded by M.
34 Somers. Motion carried unanimously with a vote of 5-0.*

35 **PUBLIC HEARING**

- 36
- 37 **1. LUCKY DOG PROPERTIES, LLC represented by ROKEH CONSULTING, LLC**
38 **5 Crane Way**
39 **Tax Map 15 Lot 85-2**
40 **Continued Industrial Site Plan Application from 03/06/23**
41 **8 Contractor Bay Units**

42 *M. Somers stepped down due to one of the principles of Lucky Dog being a friend. R. Duhaime will be
43 a voting member for this application.*

44

45 Jon Rokeh (Rokeh Consulting, LLC): We made it to the site today. We put out some plans to deal with
46 the buffer issue that show where the abutting parcel is compared to our property. It is 213' from the
47 house to the property line. The display area is about 321' away. For the visual buffer issue we are look-
48 ing at putting a fence along the top of the display area with arborvitae's along the top edge. During the
49 summer we did not realize there was a house there. The screening we are looking at doing is for when
50 there are no leaves on the trees.

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52 C. Stelmach: Is this going to be elevated?

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54 J. Rokeh: No. The house is almost at the same elevation. It is about 10' lower than what our elevation
55 will be. He is looking across the valley at it. When I took the photos I was standing at finished grade.

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57 R. Duhaime: I see a house on the right hand side.

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59 J. Rokeh: That is the next house up the hill.

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61 R. Duhaime: Is that actually the wetland or were the trees removed

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63 Alden Beaucheman (Wetland Scientist with Keyland Enterprises): The buffer has been disturbed and
64 needs to be restored. It will get restored back to what it was. The wetland was flagged. The flags are on
65 the other side of the berms. When they dumped fill in they grubbed the site. They dumped the debris to
66 the wetland edge. There was an existing sub-division plan on file. I was aware of the original wetland
67 line. I saw how they pushed the grubbed material.

68
69 J. Rokeh: They bulldozed to the wetland line.

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71 A. Beaucheman: They show the silt fence. They are into the wetland. As part of the reclamation plan
72 for the buffer I suggested you require the wetland scientist monitor this wetland process. It is in our
73 best interest to make sure this gets restored properly.

74
75 R. Duhaime: I was expecting you would come back with a plan.

76
77 J. Rokeh: We want to make sure what the visual buffer is and it snowed. We wanted to show you how
78 it looks out there. At the last meeting I did not have that information. We are now showing you how the
79 abutter sees the site and what we can do to fix it. The sound would hit the fence that would buffer it and
80 there are a lot of trees still standing.

81
82 A. Beaucheman: There are two buffers. The wetland buffer and the fence buffer.

83
84 R. Duhaime: With the elevations, you could put a hip roof on the north side if you are going to put less
85 screening.

86
87 C. Stelmach: What is the blue line on the first sheet?

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89 J. Rokeh: That is the wetland line.

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91 C. Stelmach: Where is that line in relation to the silt fence?

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A. Beaucheman: It is 20' out into the wetland.

J. Rokeh: The dirt is at the wetland. There is no disturbance in the wetland. It is running through the woods.

C. Stelmach: How far is the silt fence to the property line?

J. Rokeh: The silt fence runs along the property line and into the wetland.

D. Winterton: Is the fence going to go right behind the guardrail?

J. Rokeh: Yes. We are going to lose 3 to 4 feet. We need to be at least 3 feet away to plant.

D. Winterton: How tall is the fence?

J. Rokeh: At least 6' high. There need to be breaks for the arborvitaes to grow.

C. Stelmach: Regarding the lighting plan, will the illumination affect his backyard?

J. Rokeh: There will be foot candles and they will not disturb his property.

D. Winterton: How much work is required to rebuild the buffer?

A. Beaucheman: We are going to put together a full reclamation plan. There is a 40' buffer. Some of it is wiped out completely. There will be a good 40' reclamation of the buffer.

J. Rokeh: The windrow needs to be pulled back, reloaded, and seeded.

R. Duhaime: Once they started to disturb this the roots are dead even if the trees are standing.

A. Beaucheman: When this is done it will be restored as if it was natural.

D. Winterton: Who inspects it to make sure it was put back the way it should be?

A. Beaucheman: I am.

R. Duhaime: It is a three year bond for the material.

A. Beaucheman: We make it a condition that the wetland scientist needs to monitor the restoration.

J. Rokeh: The abutter has been contacted and we are going to show them what we are doing. We will try to do that before the next meeting.

D. Winterton motioned to continue the public hearing for a continued industrial site plan application from 03/06/23 - 8 Contractor Bay Units for Lucky Dog Properties, LLC represented by Rokeh

138 ***Consulting, LLC, 5 Crane Way, Tax Map 15 Lot 85-2 until the April 3, 2023 meeting. Seconded by***
139 ***S. Gilbert. Motion carried unanimously with a vote of 4-0.***

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141 *M. Somers returned.*

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143 Board discussion ensued on the rules surrounding policies regarding the disturbance of wetlands.

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145 **BOARD DISCUSSION**

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147 **2. REVIEW OF STREET LIGHTING POLICY**

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149 Discussion ensued regarding the review of the street lighting policy. The suggestion was made for the
150 board to review and be ready to discuss.

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152 ***M. Somers motioned to table the review of the street lighting policy until a new town planner is in***
153 ***place. Seconded by S. Gilbert. Motion carried unanimously with a vote of 4-0.***

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155 Discussion ensued regarding the adoption and review of town policies.

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157 **NOMINATIONS & APPOINTMENTS**

158 **3. Planning Board Appointment to the CIP Committee**

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160 This matter will be taken up at a future planning board meeting.

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162 **ADJOURNMENT**

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164 ***D. Winterton motioned to adjourn at 6:54 pm. Seconded by R. Duhaime. Motion carried***
165 ***unanimously with a vote of 5-0.***

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167 **The next regularly scheduled meeting of the Planning Board will be held April 3, 2023 at 6:00**
168 **pm.**

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170 **Respectfully submitted by,**

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172 **/s/ AnnMarie Scott**

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174 **AnnMarie Scott**
175 **Recording Clerk**