

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, April 3, 2023**

8 **6:00 PM**

9

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, Denise Pichette Volk (arrived at**
19 **6:40 pm), and David Boutin (Town Council Representative)**

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21 **ALTERNATES: Sheena Gilbert and Wayne Russell**

22

23 **EXCUSED: Tom Walsh (Chairman), Paul Scarpetti, Don Winterton**

24

25 **NOT PRESENT: Robert Duhaime (Alternate)**

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27 **STAFF: Andre Garron (Town Administrator)**

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29 **S. Gilbert and W. Russell will be voting members this evening.**

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31 **APPROVAL OF MINUTES OF MARCH 20, 2023**

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33 ***D. Boutin motioned to approve the minutes of the March 20, 2023 meeting. Seconded by M. Somers.***

34 **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**

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43 **Bernie Temple (Rokeh Consulting, LLC):** These buildings are the same as at 1298. They are 60' wide
44 and 220' long. The entrances are in the front. Parking for the owner is in front of the door. The office
45 will be in the back and the mezzanine will be above the office.

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D. Boutin: Normally on a site plan they put a picture of what is surrounding this property. There is nothing on here. I don't know if it is vacant, residential, wetland, etc.

Alden Beaucheman (Wetland Scientist with Keyland Enterprises): You are looking at a wetland restoration.

D. Boutin: I am interested in the site plan.

A. Beaucheman gave an overview of what is surrounding the property.

B. Temple: The building will be 16' tall to the eaves. The office will be in the back. There will be a door in the front. The back of the building will have upper windows. It is a steel building.

D. Boutin: Can you identify on the plan where your fire hydrants are.

B. Temple: There is an onsite well so there are no fire hydrants.

D. Boutin: Where is the on-site well?

B. Temple: In the front of the building. The septic is in the back.

C. Stelmach: Are they still going with the fence along the back guardrail?

B. Temple: Yes. A 6' fence with small breaks and arborvitaes along the fence.

D. Boutin: Do we have a landscape plan?

B. Temple: There was one included with the plan.

M. Somers: For tonight we wanted to know how the wetland buffer was going to be reconstructed.

A. Beaucheman discussed the restoration plan and the notes on the plan for the wetland buffer.

D. Boutin: I would like a note on the plan stating the wetland scientist will oversee the plantings.

W. Russell: Is Mr. Littlefield, the abutter that came to a previous meeting, satisfied with this?

M. Somers: It was important to them to see the buffer above. That is why we proposed the fence with arborvitaes up above. The owner has been following up on that end.

S. Gilbert: The two species for the taller evergreens Are there only two species for the taller evergreens or will there be other trees?

A. Beaucheman: There will be maple, oak, and birch as well. Once an area is reclaimed a natural base will come back. I want to restore the visual buffer as quickly as possible.

93 S. Gilbert: The abutter expressed concerns about seeing the building.

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95 A. Beaucheman: There will be a fence along the top of the parking lot with arborvitaes.

96

97 S. Gilbert: The abutter mentioned lighting pointing at his home.

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99 M. Somers: That was the neighbor to the south. The lights were shining into his kitchen. As the prop-
100 erty sits today there is no lighting. They had concerns of the lighting at the end of the building. I think
101 the fence and arborvitaes will shield that.

102

103 No public comments.

104 Close public hearing

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106 ***D. Boutin motioned to approve the continued industrial site plan application for 8 Contractor Bay***
107 ***Units from 03/06/23, Lucky Dog Properties, LLC represented by Rokeh Consulting, LLC, 5 Crane***
108 ***Way, Tax Map 15 Lot 85-2, with the condition that the note concerning the proposed plantings be***
109 ***moved from the box where it is now to under construction notes. Seconded by W. Russell. M. Somers***
110 ***recused himself from the vote due to a conflict of interest. Motion carried with a vote of 4-0.***

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112 2. MASTER PLAN DRAFT REVIEW

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114 ***D. Boutin motioned to table the Master Plan draft review until the April 17, 2023 Planning Board***
115 ***meeting. Seconded by M. Somers. Motion carried unanimously with a vote of 6-0.***

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117 ***D. Boutin motioned to authorize S. Gilbert to work with town staff to ensure that updates have been***
118 ***correctly updated as the planning board discussed in the matrix and the narrative. Seconded by D.***
119 ***Pichette Volk.***

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121 **M. Somers requested the board receive a current version to review the updates.**

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123 **Motion carried unanimously with a vote of 6-0.**

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125 Discussion ensued on needs assessment and how that will help educate on the benchmark of housing
126 that Hooksett currently has, what is vacant, and what the growth needs of the town are.

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128 D. Pichette Volk mentioned that one of the requirements of the master plan is to have a vision state-
129 ment.

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131 ***D. Pichette Volk motioned to consider the language in the current visioning statement for review at***
132 ***the April 17, 2023. Seconded by D. Boutin.***

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134 S. Gilbert: There are also goals and objectives.

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136 **Motion carried unanimously with a vote of 6-0.**

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138 **BOARD DISCUSSION**

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140 None.

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142 **3. TOWN COUNCIL ANNUAL UPDATE**

143 **(Decide Date/Back-up Date)**

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145 *D. Boutin motioned to have the Planning Board meet with the Town Council on May 10, 2023. Se-*
146 *conded by S. Gilbert. Motion carried unanimously with a vote of 6-0.*

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148 **4. Planning Board Appointment to CIP Committee**

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150 *M. Somers motioned to conditionally appoint R. Duhaime to the CIP Committee. Seconded by S. Gil-*
151 *bert. Motioned carried unanimously with a vote of 6-0.*

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153 **ADJOURNMENT**

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155 *D. Boutin motioned to adjourn at 7:04 pm. Seconded by S. Gilbert. Motion carried unanimously*
156 *with a vote of 6-0.*

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158 **The next regularly scheduled meeting of the Planning Board will be held April 17, 2023 at 6:00**
159 **pm.**

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161 **Respectfully submitted by,**

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163 */s/ AnnMarie Scott*

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165 **AnnMarie Scott**

166 **Recording Clerk**