

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, May 1, 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 (Chairman), Mike Somers (Vice-Chairman), Denise Pichette Volk,
19 **Robert Duhaime, and David Boutin (Town Council Representative)**

20

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

22

23 **EXCUSED:** Don Winterton and Paul Scarpetti

24

25 **NOT PRESENT:**

26

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

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29 **C. Stelmach read a resignation letter from T. Walsh (Chairman of the Planning Board) into the**
30 **record.**

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

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34 ***M. Somers nominated C. Stelmach as Chairman of the Planning Board. Seconded by D. Boutin.***
35 **Motion carried unanimously with a vote of 7-0.**

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37 ***D. Boutin nominated D. Pichette Volk as Vice Chairman of the Planning Board. D. Pichette Volk***
38 ***declined.***

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40 ***D. Boutin nominated M. Somers as Vice Chairman of the Planning Board. Seconded by S. Gilbert.***
41 **Motion carried unanimously with a vote of 7-0.**

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43 **APPROVAL OF MINUTES OF APRIL 3, 2023**

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45 ***D. Boutin motioned to approve the minutes of the April 3, 2023 Planning Board meeting. Seconded***
46 ***by M. Somers. R. Duhaime abstained due to not being at the April 3, 2023 meeting. Motion carried***

47 **unanimously with a vote of 6-0.**

48 **APPOINTMENTS**

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50 **1. SNHPC REGIONAL HOUSING NEEDS ASSESSMENT PRESENTATION**

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52 Sylvia Von Aulock (Executive Director): We are going to go over what we have heard from 14 com-
53 munities, what's next, and recommendations.

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55 Tammy Zamoyski (Regional Planner) discussed what they heard from 14 communities. She gave an
56 overview on outreach, housing diversity desired, community and developer viewpoints and roadblocks,
57 social service worker survey, how the communities feel about being housing burdened, what was heard
58 from employers, and community focus groups.

59
60 Discussion ensued regarding the communities surveyed, housing burden, and renters vs. homeowners.

61
62 Zachary Swick (Senior GIS Analyst) discussed what we know. He gave an overview on key findings,
63 understanding the data of rural, suburban, and urban areas, history of growth, high growth rates, in-
64 crease and projected decrease in population, average of persons per household in 1980 vs. 2020, num-
65 ber of minors per household 1980 vs. 2020, decline in public school enrollment, housing stock, number
66 of housing units occupied, the number of housing units in a structure, housing authorities, housing
67 choice voucher program, the number of income restricted housing units, rental affordability, home
68 ownership affordability, fair share housing production model, RSA 647:58-61 - workforce housing, and
69 the property value of single family homes.

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71 Sylvia Von Aulock (Executive Director) discussed recommendations based on the findings.

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73 D. Boutin requested to have the presentation added to the master plan as an addendum.

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75 Break at 7:52 pm.

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77 Reconvened at 8:00 pm.

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79 **PUBLIC HEARING**

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81 **2. AMERICAN ASPHALT, INC. represented by ROKEH CONSULTING**
82 **253 Londonderry Turnpike**
83 **Tax Map 32 Lots 25-1 & 25-2**
84 **Amended Commercial Site Plan for 40x60 Garage and Assoc. Site Improvements**
85

86 John Rokeh (Rokeh Consulting): We had a pre-construction meeting with Scott. This was already ap-
87 proved, however, the improvements for asphalt became obsolete with the approvals that came through
88 for Scott's self-storage facility. We should have done an updated plan. There was a common drive and
89 some of the elements of the common drive and paving were not removed when we did Scott's self-stor-
90 age facility. We are cleaning up the approval so Scott can start building. Everything is covered under a
91 drainage easement. Both lots get covered by the current AOT permit. We got rid of some of the paving
92 up front. The pond stays the same. There is a small increase in building size for American Asphalt.

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C. Stelmach: Is there enough room for the fire department to go behind the building?

J. Rokeh: At the retention pond you can do a turn around.

R. Duhaime: Have you seen the comments from the fire department? If you cannot do three sides, you have to sprinkler the building.

D. Boutin: Are you going to sprinkler the building?

J. Rokeh: I don't know.

D. Boutin: You can't get around the building. The prior approval was 600' smaller than this. That was approved before without the four-sided access. What is the feasibility of creating a driveway at the rear of the building?

J. Rokeh: Pulling it forward a bit to get around?

D. Boutin: Yes. Can you slide the building 20' forward to get around it?

J. Rokeh: When the trailers come in there is no way you could slide the building forward in order to get a semi to turn around. It would also move the parking spaces forward. I wish I saw the comments from the fire department sooner. I will work on this.

J. Rokeh: I went through the town engineer's comments. The wetland is not in the wetland buffer zone. The septic does not have to meet a building setback line. The existing conditions plan is the survey plan that was done by T.F. Bernier.

R. Duhaime: Where is the landscape plan? There is no reference to plants.

J. Rokeh: There are some in front and some deciduous trees.

R. Duhaime: I don't see them listed.

J. Rokeh: I can clean that up.

M. Reed: What did the building dimension change to?

J. Rokeh: 1,800 going to 2400 sq. ft.

S. Gilbert: The well is not in the wetland setback?

J. Rokeh showed the well, the wetland buffer line, and the septic setback.

S. Gilbert: The well radius looks like it crosses on other property lines?

J. Rokeh: It doesn't. The well head it what is important. You can't have another septic within that area.

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S. Gilbert: They are currently using the gating in front. They are using shipping containers.

J. Rokeh: That will be gone.

C. Stelmach: Is he paying taxes on that box? He hasn't paid taxes in 2022 and there is a lien on the property. Before we put a stamp on the plans, he has to take care of that.

R. Duhaime: Am I correct that you can move forward with the detention pond?

J. Rokeh: Scott can't do anything until Robert's plan is in place because the two plans are combined.

Open public hearing.

No public comments.

D. Boutin motioned to table the amended commercial site plan for a 40x60 garage and assoc. site improvements for American Asphalt, Inc., represented by Rokeh Consulting, 253 Londonderry Turnpike, Tax Map 32 Lots 25-1 & 25-2 until the next meeting. (The applicant indicated he is going to make changes to the plan including the landscape plan.) Seconded by M. Somers. Motion carried unanimously with vote of 7-0.

**3. MASTER PLAN DRAFT REVIEW
BOARD DISCUSSION**

S. Gilbert motioned to move the master plan draft review to the May 15, 2023 meeting. Seconded by D. Boutin. Motion carried unanimously with a vote of 7-0.

**4. DEREK DUMAS
1 Kappa Court
Tax Map 30 Lot 61
Application for Special Exception – ZBA Request for Review**

D. Dumas: I would like to extend my driveway to create a turn-around. The one I have now is unsightly and it is on a hill. The fire captain was okay with this. It is a 40' setback and we want to go 30' up the driveway. It is a smaller section.

D. Dumas showed a more accurate photo of the proposed driveway than was presented with the application.

R. Duhaime: Is this a secondary wetland?

D. Dumas: Yes.

S. Gilbert: Have you gone in front of the Conservation Commission?

D. Dumas: Yes. It was approved.

187 S. Gilbert: You are going to do gravel, correct?

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189 D. Dumas: Yes.

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191 S. Gilbert: We were okay with gravel but concerned about pavement.

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193 C. Stelmach: Under the zoning rules we are supposed to comment on this for the ZBA.

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195 M. Somers: Is the existing driveway paved?

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197 D. Dumas: No. It is gravel.

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199 M. Somers: Are you removing the spur?

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201 D. Dumas: I am going to leave it for now.

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203 ***D. Boutin motioned to recommended to send the Planning Board's approval for Derek Dumas, 1***
204 ***Kappa Court, Tax Map 30 Lot 61, Application for Special Exception – ZBA Request for Review,***
205 ***NHDES Notice to the ZBA.***

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207 R. Duhaime: As long as it is maintained as impervious soil.

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209 ***Seconded by R. Duhaime. Motion carried unanimously with a vote of 6-0.***

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211 **NHDES NOTICE**

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213 5. SHORELAND PBN [HOOKSETT-MANCHESTER, 42753], 3/24/2023

214

215 C. Stelmach: We have a notice from NH DES of work that is going to be taking place near exit 7 to Rt.
216 101 and between exits 8 and 9 on Rt. 93.

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218 **OTHER BUSINESS**

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220 R. Duhaime recommended to nominate S. Gilbert as a full member of the Planning Board to the Town
221 Council.

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223 **ADJOURNMENT**

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225 ***S. Gilbert motioned to adjourn at 8:34 pm. Seconded by D. Pichette Volk. Motion carried***
226 ***unanimously with a vote of 7-0.***

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228 **The next regularly scheduled meeting of the Planning Board will be held May 15, 2023 at 6:00**
229 **pm.**

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231 **Respectfully submitted by,**

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233 **/s/ AnnMarie Scott**

234

235 **AnnMarie Scott**

236 **Recording Clerk**

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