

Official

MINUTES

HOOKSETT PLANNING BOARD MEETING
HOOKSETT TOWN HALL CHAMBERS (Room 105)

35 Main Street

Monday, May 15, 2023

6:00 PM

MEETING CALLED TO ORDER AT 6:05 P.M.

PROOF OF POSTING

PLEDGE OF ALLEGIANCE

INTRODUCE MEMBERS OF THE BOARD

PRESENT: Chris Stelmach (Chairman), Mike Somers (Vice-Chairman), Robert Duhaime, Sheena Gilbert, Paul Scarpetti, and James Sullivan (Town Council Representative)

D. Boutin has stepped down from the role of Town Council Representative of the Planning Board and has been replaced by James Sullivan.

ALTERNATES: Wayne Russell

EXCUSED: Denise Pichette Volk

NOT PRESENT: Don Winterton

STAFF: Andre Garron (Town Administrator) and Dana Pendergast (Code Enforcement Officer)

W. Russell will be a voting member this evening.

APPROVAL OF MINUTES OF MAY 1, 2023

M. Somers motioned to approve the minutes of the May 1, 2023 Planning Board meeting. Seconded by R. Duhaime. J. Sullivan and P. Scarpetti abstained due to not being at the May 1, 2023 meeting.

Line 129 - "M. Reed" should be changed to "W. Russell."

Motion carried unanimously with a vote of 5-0.

APPOINTMENTS

- 1. DANA PENDERGAST, CODE ENFORCEMENT OFFICER**
Zoning Ordinance Amendments

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C. Stelmach read a letter into the record written by A. Stelmach, Chairman of the Zoning Board of Adjustment regarding zoning ordinance amendments.

D. Pendergast: Most ordinances have a purpose and intent statement that states what the purpose and intent is of the zone. Our ordinances do not have this and that is why we did not prevail when we went before the Housing Appeals Board. They asked what the purpose of the article was and we could not answer because we didn't know. It is hard to know the intent of the zone when there is no purpose. We can suggest ordinance changes but it is the responsibility of the Planning Board to hold the public hearings and bring the amendments to the warrant. We are not suggesting having a rehaul of the zoning ordinance. Someone would present to you a revision, talk about it, see if you wanted that change, and then it would go to the voters. On the ZBA side Chair Stelmach would like to put together a sub-committee and every year submit three or four changes to the zoning ordinance to submit to the public.

R. Duhaime: The multi-use districts were a big issue and a lot of those were put in place from what Manchester Sand wanted. They are going back 30 to 40 years. The multi-use districts were supposed to go away.

D. Pendergast: We are not talking about re-zoning or changing zones. We are talking about defining the articles we have. We have a master plan that is coming up and our zoning ordinance should be following the master plan.

R. Duhaime: The districts had their limitations. There was no intent for the purpose of the landowner.

A. Garron: The town did not do anything incorrect except not have the intent and purpose. When the mixed-use zones came most communities were doing the same thing. Now we just need to have it defined to see what direction those zones are going in.

J. Sullivan: I would suggest concentrating on the 12 articles pertaining to particular zoning. This would help for clarification.

W. Russell asked about the Cigna property and D. Pendergast explained what has happened in the process thus far.

S. Gilbert: When would we need to have the wording done to get it on the ballot?

A. Garron: January.

S. Gilbert: Is it possible for us to use boiler plate language for all of them so there is something there?

D. Pendergast: It will be zone specific.

S. Gilbert: What if there were one for each zoning type? This is an opportunity to create consistency.

D. Pendergast: The town attorney advised against doing that.

M. Somers discussed the creation of the sub-committee

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D. Pendergast: Chair Stelmach would like to see the committee made up of various members from different boards. The focus would be the specific articles that we need intent for. When they have material that group would come back before you and make a presentation as a group. You would talk about it and decide if it is a viable change. If you choose to proceed you would hold public hearings, and vote to move it to the ballot.

S. Gilbert: I think this should be added as a line item to the master plan.

M. Somers: What are next steps?

M. Somers motioned to create a sub-committee to look at articles of the zoning ordinance to add purpose and intent. The subcommittee would be comprised of:

- 2 from the Planning Board - Mike Somers and Paul Scarpetti**
- 1 from the ZBA**
- 1 from the Conservation Commission**
- 1 from the Economic Development Committee**

Seconded by S. Gilbert. Motion carried unanimously with a vote of 7-0.

COMPLETENESS REVIEW & PUBLIC HEARING

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

Jon Rokeh (Rokeh Consulting): Regarding the fire issue we created four sided access around the building. That helped my client as he needs to be able to make that movement. There is a note on the plan that states fire access. The second page has the redone landscaping plan with a lot of trees. I moved the well forward and septic over. All of the items have been cleaned up and have a new lighting plan with this building layout.

R. Duhaime: Are there evergreen trees?

J. Rokeh: Red oaks and red maples.

R. Duhaime: You are supposed to have a percentage of evergreen trees.

J. Rokeh: I can switch some out with white pine.

P. Scarpetti: The purpose is still for the asphalt company?

J. Rokeh: Yes.

141 P. Scarpetti: The trucks will be parked in front?
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143 J. Rokeh: With this layout they will be able to be stacked behind or along the edges.
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145 P. Scarpetti: What about the storage containers?
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147 J. Rokeh: They are going away.
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149 P. Scarpetti: I would like a stipulation on the site plan stating the storage containers will go away and a
150 dump site will not be allowed.
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152 S. Gilbert: What is the recourse if the stipulations are not enforced?
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154 D. Pendergast explained the process if the stipulations are not enforced.
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156 J. Rokeh: There are upgrades to what Scott Bussiere is doing next door and this is much better for him
157 in the long run.
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159 J. Sullivan: The well has a 75' radius. Is there a problem with the radius going into the building?
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161 J. Rokeh: No.
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163 J. Sullivan: Are evergreens and issue with seeing the sign?
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165 J. Rokeh: That won't be a problem.
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167 J. Sullivan: Parking for customers and vehicles or parking for the business?
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169 J. Rokeh: The parking requirement is for customers and employees.
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171 J. Sullivan: Would there be a parking restriction in the fire lane?
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173 J. Rokeh: Yes and that is on the plan.
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175 M. Somers: Is the asphalt that is already on the site being move or buried and paved over?
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177 J. Rokeh: It will not be buried and paved over.
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179 P. Scarpetti: Is there room to push the trees up front back?
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181 J. Rokeh: All the trees are set back from the sign. Only the ground cover is around the sign.
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183 D. Pendergast: You show the well on the other side of the swale. How are you going to put that well in
184 if the swale is there?
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186 J. Rokeh: The well can be put in early on or beams can be put down on the ground and the truck can
187 back up right over it?

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D. Pendergast: Isn't there curb?

J. Rokeh: No.

D. Pendergast: I would like to see the well go in first. If not it becomes a problem of restoring it after the fact. This needs to be done for occupancy.

C. Stelmach: Is there going to be a dumpster pad?

J. Rokeh: I don't know what he has on site right now for trash.

J. Rokeh showed where he could put the trash near the turning lane and stated it will be screened.

P. Scarpetti: Did this go before TRC?

J. Rokeh: It is an amendment to what we already have approved.

P. Scarpetti: We have new architectural designs where anything shown from the road is not supposed to have metal. He has to figure out how he is going to park on the site so the fire lane is still open. Can you do stripping by the building? There has to be something to show how far back parking can be.

J. Rokeh: We designed this so nothing accumulates in the fire lane. The types of trucks can vary throughout the years.

R. Duhaime: I would like to see a designated exit lane.

D. Pendergast: They have to keep the fire lane but there is nothing in the code that can require this. They have to maintain a 20' access way per the fire code but there does not have to be a line.

A. Garron: Would the location of the dumpster impact homes in the area?

D. Pendergast: Most dumpsters have to be screened.

A. Garron and the board discussed impact fees.

C. Stelmach: Was the tax problem taken care of?

J. Rokeh: That is beyond what I do?

A. Garron: A permit will not be issued if it is not taken care of.

R. Duhaime: What about a building bond?

D. Pendergast: There is no building bond. The owner will finish the project. Scott will do infrastructure of drainage. I am hoping this will be moved along. He understands the gravity of the situation. If work is not continued after Scott is done action will be taken.

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M. Somers: Didn't we approve this plan a year or so ago?

D. Pendergast: This was moved onto the property without site approvals. Jon got a site plan approved. There was a lot going on. With Scott buying the middle piece it drove a lot of this but the drainage is still needed.

P. Scarpetti motioned to approve the amended commercial site plan for a 40x60 garage and assoc. site improvements for American Asphalt, Inc., 253 Londonderry Turnpike, Tax Map 32 Lots 25-1 & 25-2 with the following conditions: 1) three deciduous trees will be changed to three evergreen trees and included on the site plan; 2) an enclosed dumpster pad will be located in the south east rear of the site and be placed on an appropriate pad with screening; 3) the existing storage containers will be removed; 4) there will be no storage of asphalt containers on site; 5) the architectural code will be followed; and 6) back taxes will be paid and brought current. Seconded by M. Somers. Motion carried unanimously with a vote of 7-0.

**3. RIDGEBACK SELF STORAGE, LLC
1461 Hooksett Road
Tax Map 18 Lot 49-D
Amended Commercial Site Plan**

Due to an issue with the timing of notification, this item will be postponed until the June 5, 2023 meeting.

**4. ESTATE OF PATRICIA A. MARTINEAU represented by T.F. BERNIER
18 Hunt Street
Tax Map 18 Lot 26
Minor Subdivision & Performance Zone Waiver**

Due to an issue with the timing of notification, this item will be postponed until the June 5, 2023 meeting.

5. MASTER PLAN DRAFT REVIEW

M. Somers motioned to table the master plan draft review until June 19, 2023. Seconded by S. Gilbert. Motion carried unanimously with a vote of 7-0.

ADJOURNMENT

S. Gilbert motioned to adjourn at 7:23 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 5, 2023 at 6:00 pm.

Respectfully submitted by,

/s/ AnnMarie Scott

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283 **AnnMarie Scott**

284 **Recording Clerk**