

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, August 7, 2023**

8 **6:00 PM**

9

10 **MEETING CALLED TO ORDER AT 6:00 P.M.**

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12 **PLEDGE OF ALLEGIANCE**

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14 **PROOF OF POSTING**

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16 **NOMINATIONS & APPOINTMENTS**

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18 *D. Winterton motioned to recommend R. Duhaime to the Town Council as a full Planning Board*  
19 *member pending his acceptance. Seconded by S. Gilbert. Motion carried unanimously with a vote*  
20 *of 7-0.*

21

22 D. Russell stated he would be willing to be a full Planning Board member if R. Duhaime does not accept  
23 the nomination.

24

25 **INTRODUCE MEMBERS OF THE BOARD**

26

27 **PRESENT:** Chris Stelmach (Chairman), Mike Somers (Vice-Chairman), Sheena Gilbert, Paul  
28 Scarpetti, D. Winterton, and James Sullivan (Town Council Representative)

29

30 **ALTERNATES:** Wayne Russell, Robert Duhaime (arrived at 6:10 pm), David Russell, and  
31 Denise Pichette Volk

32

33 **EXCUSED:** None

34

35 **NOT PRESENT:** None

36

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

38

39 D. Pichette Volk will be a voting member this evening.

40

41 James Sullivan will be abstaining from any discussion, participation, or voting on the Ridgeback Self-  
42 Storage matter as he is an abutter.

43

44 **APPROVAL OF MINUTES OF APPROVAL OF MINUTES 07/17/2023**

45

46 ***D. Winterton motioned to approve the minutes of the July 17, 2023 Planning Board meeting.***  
47 ***Seconded by M. Somers. Motion carried unanimously with a vote of 7-0.***

48 Ridgeback Self-Storage will move to the first item to be taken by the Board.

49  
50 **COMPLETENESS REVIEW & PUBLIC HEARING**

51  
52 P. Scarpetti stepped down due to a family relationship with the applicant.

- 53  
54 **1. DAVID SCARPETTI represented by THE DUBAY GROUP, INC.**  
55 **214 Londonderry Turnpike**  
56 **Map 35 Lot 7**  
57 **Mixed-Use Site Plan – Chester Woods Commercial Suites & the Residences at Rowe’s**  
58 **Corner**

59  
60 D. MacGuire (The Dubay Group): Regarding completeness, we dropped off a revised plan set last  
61 week to review. D. Pendergast thought there were items missing, but I feel that they are in the plans. It  
62 is important to me to hear feedback from abutters and the board. I would like to know if there are any  
63 completeness items on the list you would like me to address so we can meet the requirement to move  
64 onto the next steps.

65  
66 D. MacGuire stated all of the permits that will be required.

67  
68 D. MacGuire: We have been working with the Sewer Commission. They have not approved the plan  
69 yet. That will require ongoing discussions. We have received initial comments from sewer. We met  
70 with Manchester Water Works. They had sign changes that we have addressed and added those to the  
71 plans. I would like to have the plans deemed complete for acceptance and jurisdiction so that we can  
72 move forward.

73  
74 D. Pendergast: The board has the wrong plan. We do not have a copy of this plan for you to see to-  
75 night. If Doug can point the changes out and you are agreeable that is a board decision.

76  
77 J. Sullivan requested that the applicant go through the checklist and point out what is complete. D.  
78 MacGuire went through the checklist and explained what has been completed.

79  
80 R. Duhaime: We will most likely add things that we would like to see.

81  
82 A. Garron provided guidance on moving forward conceptually.

83  
84 ***D. Winterton motioned to move forward with a conceptual hearing for the mixed-use site plan –***  
85 ***Chester Woods Commercial Suites & the Residences at Rowe’s Corner for David Scarpetti, 214***  
86 ***Londonderry Turnpike, Map 35 Lot 7. Seconded by J. Sullivan. Motion carried unanimously with a***  
87 ***vote of 6-0.***

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89 D. MacGuire: I don’t not believe a hundred percent of Bruce’s comments have been addressed.

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91 D. MacGuire referred to the same plan the Board has.

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D. Pichette Volk: Should the commercial and residential components be managed by the same firm/company? There is one proposal for both. It would make sense for those to be separated in the future. We have spoken with the applicant about sub-dividing as well. Would that have to be submitted as a separate application. As of right now it is one user and one developer.

D. MacGuire: This was presented to the ZBA as a multi-family use. This is commercial where multi-family is not allowed by right. The ZBA allowed a variance to allow up to 72 units on the property in the back area. There is little visibility to the main road. We felt it was a good transition area for multi-family. When we submitted to the ZBA we knew something commercial would be done in the front but did not have anything specific. Dave is working with entities that do both and are interested in doing both. We now have a proposal for the commercial. There would be five buildings of commercial suites with some architectural elevations. There would also be a residential component. There is a lot of elevation change on this site. That was a hardship for a solely commercial development. When you couple the commercial with the residential you can utilize some of that fill and they work well together. This is located off of the Rt. 28 by-pass next to The Barking Dog. The commercial piece would be as you come in. To work with the grade, we brought the road in and allowed a climb in grade. The highest area to the site is closest to the by-pass but you work your way up to that. The middle is at grade. The one building in the back is sitting at a lower grade. The main drive will continue through. We have a proposed wetland crossing. Parking requirements are being met. Most of the buildings are close together in grade. On drainage we captured everything within the residential area and brought it into one pond area. There is open drainage. On the commercial piece we did the same thing. We captured all of the drainage of the common area by a closed drainage system that goes into a pond area. We are looking to maintain the wetland buffers. We have minor buffer impacts. Regarding utilities water would be coming from an easement off of Marigold and Summerfare. Manchester Water Works wanted us to carry it to the frontage of the bypass and extend a 12" line. The closest water is at Smyth Road. Those to the west would be able to gain access if they want. The sewer would have two separate pump stations for commercial and residential. The water will be grabbed and directed via gravity and piped via a forced main line through the easement. There would be commercial grade large diameter pump systems. There is an existing easement in place for that extension. That was done as part of the Marigold development. Electric will be brought in from the bypass. There will be landscaping as you drive in and through the property. It will be more robust on the residential side. There would be a recreational area for the tenants to the right of building 3 that would include a fire pit area on a timer, grills that would be hard piped in on timers, a pergola, and benches. The residential component would be apartments not condos. Lighting would be full cut off LED with a mixture of wall packs and hall lights in both areas. We have included erosion control plans and roadway profiles. The grade works here. This is at six percent as you climb up. The existing grade underneath follows that. There is a large fill with drainage. It comes back down at six percent to the wetland area. There would be a 6 x 4 box culvert. There is a potential for a lot of water coming down and we calculated that to handle the big storms.

C. Stelmach: Have you looked at the stream that goes through there during the heavy rain?

D. MacGuire: Yes. We are modeling this for the 100 year storm.

R. Duhaime: You have a lot of elevation and as the rain picks up it picks up speed. You have to put in something that large.

139 D. MacGuire: We factored that into the calculations. There is great site distance on the road. We are  
140 posing an improvement to widen both sides of the road to allow for a by-pass lane in order to go around  
141 someone. We have not heard back from DOT yet. Bruce will be looking at the traffic study if he hasn't  
142 already. We have color renderings on the plan sets. The facade will be broken up with the roof line. We  
143 tried to add character to the commercial as well with facade changes.  
144

145 D. Russell: How is the fire pit activated? What safety features will be in place so children are not able  
146 to access this?  
147

148 D. MacGuire: This in multiple developments. I can get more information. A toddler would not be able  
149 to turn it on. It is more a visual thing.  
150

151 D. Russell: If it is turned on how hot does it get if a child were to touch it?  
152

153 D. MacGuire: These type of developments are catered to young professionals and down-sizers. I don't  
154 think there will be a lot of children but I can look into it.  
155

156 C. Stelmach: Could it be gated?  
157

158 D. MacGuire: We can look into that.  
159

160 D. Russell: What will the water pressure be to those upstream? Will it require a pump house?  
161

162 D. MacGuire: Manchester Water Works told me this is the highest pressure in the entire town. Man-  
163 chester Water Works will not allow drops in pressure and that will all be calculated. It is coming off of  
164 the 8' main and working downhill.  
165

166 S. Gilbert: What is the intended use for the commercial?  
167

168 D. MacGuire: Commercial suites are now popular. They used to be called the contractor bays but there  
169 is a lot of flexibility in the use. We have done a lot of these and we sized those according to what is  
170 working. A typical unit is 25 x 60. They have a 1,500 sq. ft. footprint and each unit has 300 sq. ft. of  
171 mezzanine space in the back for a total of 1,800 sq. ft. Users can take on more than one bay. The users  
172 work with code enforcement for the CO. If something like a dance studio wants to go there that is a  
173 more intensive use that would have to be evaluated for parking and would have to go before the board.  
174 Some own them as condos and they are bought and rented as storage for their cars. They are meant for  
175 low intensity uses. They could be used to store an RV or for an electrician who need storage for materi-  
176 als and supplies. Every use would have to be approved and it would not be approved if there wasn't  
177 enough parking.  
178

179 S. Gilbert: A lot of commercial users don't have housing for their employees. Has there been any  
180 thought or discussion to tying the commercial and residential into each other?  
181

182 D. MacGuire: I am sure they will be marketed separately, but it is logical.  
183

184 M. Somers: How is the gas supplied?  
185

186 D. MacGuire: There would be a 500 gallon tank like you would have for a home. It would be buried  
187 underground to supply the fire pit and grills. We will clarify that and add it to the plan.

188  
189 W. Russell: Is there room for school buses?  
190

191 D. MacGuire: We designed the roadway to accommodate large vehicles. There is a cul-de-sac turn  
192 around. For fire there are hydrants and sprinkler bump-outs.

193  
194 W. Russell: If you have a company with big equipment would there be ample room to have big equip-  
195 ment?  
196

197 D. MacGuire: We do not feel that is the intent, but this is beyond box truck. Larger vehicles can be ac-  
198 commodated. There are no dead ends on the commercial piece.

199  
200 W. Russell: If a company wanted to go into the commercial section and operate their business there  
201 would that be okay. Where would they park their equipment?  
202

203 D. MacGuire: This is geared toward the smaller commercial user.  
204

205 R. Duhaime: Are there sidewalks?  
206

207 D. MacGuire: We didn't think it was appropriate to have sidewalks as there are no sidewalks on the  
208 by-pass. We have full interconnectivity of walks within the development. We want to make sure there  
209 is ADA accessibility within the entire development.  
210

211 R. Duhaime: Is there some safe location off to the side for a school bus or other type of bus. Could you  
212 highlight how much of the uplands are going to be disturbed.  
213

214 D. MacGuire: The tree line on the plans is pretty accurate. The drainage system is fully closed with  
215 curbing. There would be no drainage going to the wetlands. We are holding the 50' buffer.  
216

217 R. Duhaime: Is there any signage? You are in the Manchester Water Works. When they said the 12'  
218 pipe you are going downhill in both directions. They will have you pressurize the main. They want to  
219 loop it in time. Fake windows would add to the on the first building in the condos up on the hill.  
220

221 D. MacGuire: We are not touching any the existing tree line. The slope that is naturally vegetated is  
222 going to stay. I do not think you will see that building.  
223

224 R. Duhaime: With lights on it you want that one to be the most attractive.  
225

226 D. MacGuire: We are going behind that ledge. As you go by you are not going to have much visibility  
227 of that building. All of the natural slope is staying.  
228

229 R. Duhaime: It is up in elevation and will have the light on it. With a steep side, is the snow storage  
230 rolling over and going down that grade.  
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232 D. MacGuire: We are matching grade with The Barking Dog.

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D. Winterton: Is the commercial part going to be condo'd?

Jim Cook (Development team from Wakefield, MA): The initial intention is for rentals. We do not know what the future brings, but we would like the option to have that opportunity.

D. Winterton: Where would the signage go?

D. MacGuire: Typically signage happens after I'm involved. I can talk to them about what they intend to do. A condition might be that signage would have to return to the board. I will discuss the intent with them and where it would go.

D. Winterton: Is the ledge going to be maintained?

D. MacGuire: The ledge that you see from the turnpike is. This is still an export site. The highest point of the hill is elevation 382. We are taking it down to 356.

D. Winterton: Are there going to be stop signs?

D. MacGuire: The intention of the mid-block crossing and the circle is to have people look both ways. I had the stop bars and it looked ridiculous.

D. Winterton: I would say whatever your research says it is safest for the occupants to do that.

J. Sullivan: I was in agreement with the water works comments. We are looking to get water to that area. I do not believe the school bus would enter that development. The children would be picked up at the bottom of the hill as of current plans for student pick up. Are three trash receptacles in the residential area enough?

D. MacGuire: There is none proposed on the commercial side. The users would be responsible for their own trash removal. We do not want people borrowing the trash receptacles for their own things. There is note regarding that on the plan.

J. Sullivan: Is there a snow holding area?

D. MacGuire: It is noted.

J. Sullivan: There are six handicapped spaces noted in residential. Does that meet the requirements?

D. MacGuire: Yes.

J. Sullivan: There are none needed in the commercial?

D. MacGuire: Correct. They are flush into the unit.

J. Sullivan: Do you need to allow one or two for a handicapped van?

280 D. MacGuire: These would not be like a retail component and every unit has one overhead door. They  
281 can pull into the unit and they have a parking space. Every unit has two spaces and they could accom-  
282 modate a van. There are also spaces on the side.

283  
284 R. Duhaime: A sidewalk or spot for a bus at the entrance would be necessary.

285  
286 D. MacGuire: Maybe we can do a little bench setup. We will put something together for that.

287  
288 R. Duhaime: A pull off might work.

289  
290 S. Gilbert: There looks like there is a piece of land next to Marigold. Could you use that for the pickup  
291 of children?

292  
293 D. MacGuire: The children would have to walk through people's yards. There is a piece owned by  
294 Marigold's Association but the easement goes in people's back yards.

295  
296 J. Sullivan: The superintendent may be able to provide information on this for our benefit.

297  
298 W. Russell: Where would an individual put trash containers for the condos?

299  
300 D. MacGuire: The contractors would have to pack their own things up and dispose of it. If there was a  
301 use that needed trash we would have to come back here but we are not gearing this toward that type of  
302 use. A personal dumpster would not be allowed without sign-off.

303  
304 C. Stelmach: Are both development going in at once or is the commercial first?

305  
306 D. MacGuire: My understanding is they would be done at the same time. The first would be excava-  
307 tion of the commercial side. At a minimum the commercial side would be made pad ready. We do have  
308 a user. To meet the intent of the zoning ordinance they could pad ready this entire piece. The commer-  
309 cial site needed to be pad developed.

310  
311 C. Stelmach: Where will the six spots for the electric vehicles go?

312  
313 D. MacGuire: We are proposing to put them where the dumpster enclosure is as you come in on the  
314 circle.

315  
316 R. Duhaime: For the left elevation, I am looking at 25' on the commercial. It only matters on the first  
317 building.

318  
319 D. MacGuire: We will look at that.

320  
321 Open public hearing.

322  
323 Lance Nichols (President of Autumn Frost Association): I am concerned with people going through  
324 those open spaces. A hiking trail was put in for our residents only because we have to take responsibil-  
325 ity for those trails. I would appreciate further communication to our association and can provide the ad-  
326 dress. As residents we are dealing with plenty of water that comes down the hill from Mammoth Road.

327 If there is further development will that draw more water through our properties? We live on the hill so  
328 I want to make sure there are safety measures put in place for the fire pits. I like the idea of the locked  
329 gated area. I do not think we will be open to having children walking through the open space area.  
330 When we bought our properties we had the wetlands and ravines. I want to make sure the buildings do  
331 not impact the view of our members and we do not want the lighting to impact us. We have nice views  
332 at night. I do not know what businesses are going there but if it is an auto shop I will not be happy with  
333 the noise. We can hear the dogs barking. Now we will have commercial and residential nearby and we  
334 need to make sure that is addressed. We are putting in signs for the trail in the next month. We will  
335 have one by Autumn Run and one by The Barking Dog area. Would there be additional signs from the  
336 commercial and residential area? I would like to know what kind of trash bins will be there as we have  
337 seen a lot of bears. I am concerned about a fire hazard with the power supply for the electric vehicles  
338 being next to the trash. We are not opposed to this but we would like our questions answered. I like  
339 transparency and if I do not get an answer I will keep asking. If you reach out we can set up a commu-  
340 nication channel.

341  
342 Scott Moylan (7 Marigold): When we heard about this project Dave came to our house. This was not  
343 disclosed when we purchased our home. We come here and find out it is part of a master plan. We are  
344 concerned there was no transparency. Construction is very loud in our back yard. To have a commer-  
345 cial property is there any plan for noise or lighting pollution. Has there been a traffic analysis done by  
346 adding people to this area. As far as the excavation and blasting will they be doing an assessment of our  
347 buildings. What is the analysis of how our water pressure will be affected? For the commercial use it  
348 would be disappointing if there was an auto body shop there with fumes. Is there a list of allowed uses?  
349

350 D. Pendergast: There is a list of allowed uses under zoning permits.  
351

352 Jennifer Moylan (7 Marigold): This feels like a conflict of interest because Dave represented the  
353 builder. They asked us to email on their behalf supporting the commercial space which we did. Now  
354 we get this letter about the three story buildings. We can hear the dogs non-stop. We just spent tens of  
355 thousands of dollars to build our dream back yard and now we get to see these buildings. We just feel  
356 like there was no disclosure and then we find out it was a master plan that was not disclosed. We just  
357 poured a massive concrete pad to stabilize our hill. If you bring down the trees is our patio going to go  
358 sliding? Is is going to be compromised?  
359

360 Jason Roberts (11 Marigold): None of this information was disclosed as part of the Autumn Frost com-  
361 munity. I stand to lose the best view. One of the reasons I purchased my home is my deck is at canopy  
362 level. With this mixed use I will be looking at roof tops. If I knew this was going to happen I would not  
363 have joined the community here and would have looked elsewhere. I am concerned about the light im-  
364 pact. It will be coming into the rear facing windows in my home. We can already hear dogs and con-  
365 struction equipment. I am going to have to trade that view and the nature feel for light pollution and  
366 noise. The most frustrating is it seems like these are the same players that built our neighborhood and  
367 never disclosed this. They told us that no one could build behind us.  
368

369 Lisa Sullivan (19 Summerfare): There is a wet pond permanent pool. I am concerned about mosquito  
370 issues. I am also concerned with the light and noise impact.  
371

372 D. MacGuire: When we went for the zoning relief there was a lot of discussion and we went in depth  
373 on the potential impacts. We did some cross sections on the elevation differential. There is a significant



374 grade difference between the properties. The grade difference will be below the trees. The lighting is  
375 full fixtures so there will be no light trespass and from where it sits you will not be able to see it. The  
376 dumpsters will be fully enclosed and closed. I can not see any drainage related issues due to the grade  
377 elevation that would affect them. They are above us. They are draining their water to us. We are not  
378 near the property line where we are cutting and are not going to be touching those slopes. The wet pond  
379 is an AOT requirement. This will not have any noticeable impact on the mosquitos as there is a large  
380 body of water nearby. There will be a blasting monitoring program and the Hooksett Fire Department  
381 has requirements in place. The type of charge will depend on pre-blast surveys. The blasting company  
382 handles that and there a mechanisms and provisions regarding that. I may be able to address more of  
383 the concerns with the exhibits we brought to the ZBA and I can update those. They showed the differ-  
384 ential of what we had for elevation.

385  
386 J. Roberts (11 Marigold): I am sensitive to blasting. Will there be notifications as to when the blasting  
387 will occur?

388  
389 D. MacGuire: Yes and audible warnings.

390  
391 J. Roberts (11 Marigold): Is there any reason for the non-disclosure?

392  
393 David Scarpetti: In the deeds of the first three or four houses there was an easement to bring sewer and  
394 water in. When you signed your purchase and sales agreements there was a plan showing the right-of-  
395 way to the commercial piece and the open spaces behind Lisa's house and down at the cul-de-sac.

396  
397 D. MacGuire: I will take credit or blame. When Dave came to me with the lower piece it was intended  
398 to eventually be developed. I think there might be some concern about the mixed use. I was involved in  
399 the design of the Autumn Frost development. We had not done a master plan at that time. The commer-  
400 cial plans showed the pad. The residential component came into play after that and it was my sugges-  
401 tion. Dave had marketed commercial for years. There was interest and then it stopped to due construc-  
402 tion costs and issues. It was not until we went to the ZBA that we were contemplating the residential. It  
403 makes sense in this area. It was always intended to be developed but the residential did not come into  
404 play until we went to ZBA.

405  
406 D. Russell: I have seen blasting 1000' away and wells collapsed. Is there going to be a good study that  
407 takes a look at any potential impact to these properties and what is the recourse if something did hap-  
408 pen?

409  
410 D. Scarpetti: Marigold was commercial that was sub-divided and we added onto Autumn Run. We  
411 came in with commercial for all 58 acres of the commercial land. The abutters asked me to change the  
412 back piece to residential and we did that. There were two different elevations separated by wetlands.  
413 We ended up with this front piece. In transition Doug thought apartments in the area closest to the  
414 homes would be a good transition instead of commercial where you would have more noise. We ended  
415 up going for the variance for the mixed use. I have owned this for 25-27 years. This came about and is  
416 a nice plan for Hooksett.

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418 Lance Nichols: Regarding the blasting, one of my neighbors has an in-ground pool and patio that is on  
419 the steep grade.

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R. Duhaime: What about the trails and lighting?

D. Scarpetti: That is in the cul-de-sac at the other end of the property.

M. Somers: What is the distance between Marigold and this?

D. MacGuire: I will get that info.

D. Winterton: I would like to know the elevation distance.

D. MacGuire: I will get as well.

D. Pichette Volk: The phrase master plan has been used many times. Are you referring to the grand plan for this as opposed to the Hooksett master plan?

D. MacGuire: Yes.

R. Duhaime: I was opposed to Marigold. He wanted residential to the 28 by-pass and I said that I did not want spot zoning. That is in our master plan.

*J. Sullivan motioned to continue the discussion on the mixed-use site plan – Chester Woods Commercial Suites & the Residences at Rowe’s Corner for David Scarpetti, 214 Londonderry Turnpike, Map 35 Lot 7 until the August 21, 2023 Planning Board meeting and keep the public hearing open. Seconded by M. Somers. Motion carried unanimously with a vote of 6-0.*

**BOARD DISCUSSION (CONTINUED)**

**2. RIDGEBACK SELF STORAGE, LLC represented by THE DUBAY GROUP, INC.  
1461 Hooksett Road  
Map 18 Lot 49-D  
Amended Commercial Site Plan**

A. Garron: At the July 17 meeting the Planning Board directed me to move forward with independent investigations for the emissions and noise generated by this proposal. I received names of engineering firms that do noise and emissions studies from the applicant, DOT, and have a few other firms as well. I was able to put together a proposal and sent it out to three firms. I got two responses back and am waiting for the third. At least the two I received back indicated a 3-4 week timeline to get the work done. August 21st is the 65th day. If the applicant is willing to grant an extension to that then we can proceed. If not the board must make a decision based on the information it does have.

C. Stelmach: Mr. MacGuire are you okay with the extension?

D. MacGuire (The Dubai Group): Our preference would be to accept a bid that can get it done quicker. Recognizing that we are up against the clock we will voluntarily waive the 65-day requirement.

D. Pichette Volk: Is it one set of bids for both noise and emissions or two separate firms?

468 A. Garron: One firm has submitted one of the two studies which is emissions only and the second firm  
469 submitted for both noise and emissions.

470  
471 *D. Winterton motioned to continue the amended commercial site plan for Ridgeback Self Storage,*  
472 *LLC, 1461 Hooksett Road, Map 18 Lot 49-D until the August 21, 2023 Planning Board meeting. Se-*  
473 *conded by M. Somers. Motion carried unanimously with a vote of 6-0.*

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475 **Recess 8:31 pm/Reconvene 8:41pm**

476  
477 **PUBLIC HEARING & BOARD DISCUSSION (CONTINUED)**

478 **3. PRAMUHK REALTY, LLC represented by GREENMAN-PEDERSEN, INC. (GPI)**  
479 **1663 Hooksett Road**  
480 **Map 14 Lot 1-9**  
481 **Commercial Site Plan**

482  
483 David Jordan (Greenman-Pedersen, Inc.): We were asked to add some additional trees for screening  
484 front and side of the property so we added a combination of deciduous and evergreens. We have been  
485 working with the Hooksett Village Water Precinct and you should be getting that approval. These plans  
486 reflect the final water. Hooksett Waste Water signed the state water connection permit and that has  
487 been submitted to DES. AOT has been issued by DES. The hours of operation would be 5:00 am to  
488 11:00 pm. The retaining wall would be redi rock, but we have not decided on a color.

489  
490 R. Duhaime: I would like a lot of time to review the landscape plan. This is one of the prettiest corners  
491 in the Town of Hooksett. It is a landmark and is historic and we are going to put in a gas station with a  
492 canopy in the front. I would prefer no signage on the canopy. Are you doing stone on your canopy? I  
493 think that would tie in. I mentioned rock walls and more evergreens. I cannot stress enough how much  
494 we are going to see this. This is New World and I would think they want to get it right. There is no ele-  
495 vation on the plan. How high is the top of the canopy from the road? I think if you look at the old Star-  
496 bucks they were just going to pave. For the first time the board denied it and they came back with what  
497 we were looking for. I except so much more for this corner and Hooksett.

498  
499 J. Sullivan: If we are always going to require additional we should require that up front.

500  
501 R. Duhaime: The nicer and classier we make this then others will do the same instead of a stamped  
502 plan.

503  
504 P. Scarpetti: This is a gas station so they need to have exposure. We asked for specifics on the rock  
505 wall and the canopy and we didn't get it. That is important to us. I like the look of the building. If I  
506 know what the specifics are I can either stand behind it or not. I want to know what materials are being  
507 used on the building and the rock wall.

508  
509 D. Pendergast: As far as our regulations they have met our requirements of the design standards.

510  
511 P. Scarpetti: I agree but it is nice to have the specifics. I asked for specifics on the rock wall. It is a  
512 matter of putting it on the plan.

513

514 S. Gilbert: In the drafted master plan there is a section related to the village and breaking up the dis-  
515 tricts. I don't think that currently exists but if it does are their separate guidelines for that?

516  
517 D. Pendergast: No. It is overall.

518  
519 M. Somers: In my understanding, if the applicant is meeting all of the requirements you can not deny  
520 it.

521  
522 Board discussion ensued on building esthetics and the ordinance.

523  
524 S. Gilbert: There is a dedicated section in the draft master plan regarding the village. You are an abut-  
525 ter to the village and there is a consistent cohesent feel to to the village. I feel like it is not too much to  
526 ask to reface this building to make it more aligned with Mt. St. Mary's and the library. There has to be  
527 a point where we abide by the drafts of the master plan. I feel like this is where we start. I do not think  
528 we need another gas station and do not think it is appropriate where our intention in the master plan is  
529 to make this a walkable district. Conceptually it does not make sense to put a gas station there. I think  
530 we need to be firm in our design concept. This is where we make a stand to have them come back with  
531 something that makes sense.

532  
533 D. Pichette Volk: I agree with you emotionally, however, the master plan is not ratified at the moment.  
534 What you have to make decision with is what is on the books. Is it possible to approve the application  
535 conditionally upon receiving the rock wall facing and more specificity on the landscape design? If we  
536 do not go down that path I would ask as a courtesy that this applicant be number 1 on the next agenda.

537  
538 S. Gilbert: I agree with the second part. I would be agreeable to a more esthetic design.

539  
540 D. Winterton: My concern with that kind of approval is now the Chairman would have decide. I am  
541 not comfortable with that.

542  
543 D. Russell: I look at other towns and for what you are looking for, in the grand scheme, the cost is not  
544 overly expensive. In general I think there might be some concessions. I think the building looks great  
545 and we could come to an agreement so that we can move forward. I think we can make things look bet-  
546 ter without a huge cost to the developer.

547  
548 J. Sullivan: As far a vision, back in the 1960's all you would hear is people complaining about why we  
549 have 25 cabins and motels going up Hooksett Road. We are trying to re-create a disney land version of  
550 Hooksett Village. Once we get the master plan done we can adhere to that. If the zoning allows some-  
551 thing it is allowed.

552  
553 P. Scarpetti: They met the requirement and went beyond the requirement. They have stone on the  
554 building. There are many different levels of the redi rock. If they use the right stone on the building  
555 they have gone above and beyond. They increased the landscaping. I am happy they are here to do  
556 something. I know you want to meet the brick but I don't like the dated look.

557  
558 S. Gilbert: My concern is you are going to have three buildings that look different. I like how the  
559 building looks but not in this area. It puts you in an unfortunate position in this area.

560

561 R. Duhaime: This town has not had a planner or an assistant planner. This engineer is being well paid.  
562 This is his job and his career. Our job is to make sure this looks good in our town.

563  
564 *D. Winterton motioned to reopen the public hearing for the commercial site plan for Pramuhk Re-*  
565 *alty, LLC represented by Greenman-Pedersen, Inc. (GPI), 1663 Hooksett Road, Map 14 Lot 1-9. Se-*  
566 *conded by M. Somers.*

567  
568 **J. Sullivan: No**

569 **D. Winterton: Yes**

570 **P. Scarpetti: Yes**

571 **M. Somers: Yes**

572 **S. Gilbert: Yes**

573 **D. Pichette Volk: No**

574 **C. Stelmach: Yes**

575

576 **Motion carries with a vote of 5-2.**

577

578 J. Sullivan: New World on the sign will be on either side but nothing in the front?

579

580 D. Jordan: Correct.

581

582 D. Pichette Volk: Is Mr. Jordan clear on what he being asked to provide?

583

584 D. Jordan specified what the board is asking him to provide.

585

586 R. Duhaime: We could add more on the landscape plan.

587

588 D. Jordan: Our intent is to move forward with the way the landscape plan has been presented.

589

590 R. Duhaime: What is the percentage of evergreen? That is one think I asked for.

591

592 *P. Scarpetti motioned to continue the commercial site plan for Pramuhk Realty, LLC represented by*  
593 *Greenman-Pedersen, Inc. (GPI), 1663 Hooksett Road, Map 14 Lot 1-9 until the August 21, 2023*  
594 *Planning Board meeting with the applicant providing: 1) the model of the redi rock stone wall; 2)*  
595 *all exterior finish to be specified including the canopy; and 3) if the first four feet of the canopies*  
596 *will be in stone. Secoded by M. Somers. Motion carried unanimously with a vote of 7-0.*

597

598 **PUBLIC HEARING & BOARD DISCUSSION**

599 **4. MASTER PLAN – Housing Section**

600

601 *M. Somers motioned to continue the board discussion until the August 14, 2023 Planning Board*  
602 *workshop and the public hearing until the August 21, 2023 Planning Board meeting. Secoded by S.*  
603 *Gilbert. Motion continued unanimously with a vote of 7-0.*

604

605 **ADJOURNMENT**

606

607 *M. Somers motioned to adjourn at 9:48 pm. Secoded by D. Winterton. Motion carried*

608 **unanimously with a vote of 7-0.**

609

610 **The next regularly scheduled meeting of the Planning Board will be held August 21, 2023 at 6:00**

611 **pm.**

612

613 **Respectfully submitted by,**

614

615 **/s/ AnnMarie Scott**

616

617 **AnnMarie Scott**

618 **Recording Clerk**

619

620

621