

1 **Official**

2

3 **MINUTES**

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

6 **35 Main Street**

7 **Monday, October 16, 2023**

8 **6:00 PM**

9

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

11

12 **PLEDGE OF ALLEGIANCE**

13

14 **PROOF OF POSTING**

15

16 **NOMINATIONS & APPOINTMENTS**

17

18 None

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20 **INTRODUCE MEMBERS OF THE BOARD**

21

22 **PRESENT: Chris Stelmach (Chairman), Mike Somers (Vice-Chairman), Sheena Gilbert, Paul**
23 **Scarpetti, D. Winterton, Robert Duhaime (arrived at 6:04 pm), and James Sullivan (Town**
24 **Council Representative)**

25

26 **ALTERNATES: Denise Pichette Volk and David Russel**

27

28 **EXCUSED:**

29

30 **NOT PRESENT:**

31

32 **STAFF: Elizabeth Robidoux (Town Planner)**

33

34 D. Russel will be a voting member this evening.

35

36 M. Somers stepped out.

37

38 **APPROVAL OF MINUTES 09/25/23, 10/02/23**

39

40 *P. Scarpetti motioned to approve the minutes of the September 25, 2023 Planning Board workshop.*
41 *Seconded by S. Gilbert. D. Winterton and C. Stelmach abstained due to not being present at the*
42 *September 25, 2023 meeting. Motion carried unanimously with a vote of 5-0.*

43 *D. Winterton motioned to approve the minutes of the October 2, 2023 Planning Board meeting.*
44 *Seconded by S. Gilbert. Motion carried unanimously with a vote of 5-0.*

Ridgeback Self-Storage was taken as the first agenda item. J. Sullivan recused himself from this matter due to a conflict of interest.

COMPLETENESS REVIEW & PUBLIC HEARING

**1. FOURNIER FAMILY TRUST OF 2022, SHAWN & ERIKA FOURNIER
19 & 20 Beacon Hill Road
Map 43 Lots 45-3 & 45-4
Amended Subdivision & Waiver**

P. Scarpetti stepped down due to a conflict of interest. R. Duhaime will be a voting member for this application only.

Shawn Fournier: We purchased this lot a year and a half ago. It is at the end of Beacon Hill Road. We are currently building on the first lot and keeping the other lot for future use. When we purchased the two lots, a shared driveway was approved for the first 50-80' before it splits off. Since then I approached our abutter at 17 Beacon Hill Road. We obtained an easement from him, which is filed with Merrimack County, for vehicle and pedestrian traffic, utility ingress and egress, and installation of a driveway. We are requesting a waiver for separate driveways for the frontage that would be 30' apart. We have two key abutters: 17 Beacon Hill Road to the right, and a Manchester Water Works tower to the left. I tried to identify safety concerns with the driveways being separated and think this would eliminate potential problems such as with delivery services or EMS.

C. Stelmach read the waiver request into the record: Town of Hooksett Development Regulations, Part I, Section 11.08 (15) to allow a distance of 30 feet between driveways where the regulation requires 50 feet. The lots each only contain 27.25 feet of frontage on Beacon Hill Road.

E. Robidoux: This is amending a recorded subdivision.

D. Winterton motioned to accept jurisdiction of the amended subdivision plan before the Board for Fournier Family Trust of 2022, MAP 43 LOTS 3 & 4, 19 and 20 Beacon Hill Road. Seconded by J. Sullivan. Motion carried unanimously with a vote of 7-0.

As this application is essentially a waiver request, Determination of Regional Impact would not apply. No vote is required.

D. Winterton motioned to grant a waiver from the Town of Hooksett Development Regulations, Part I, Section 11.08 (15) to allow a distance of 30 feet between driveways where the regulation requires 50 feet. The lots each only contain 27.25 feet of frontage on Beacon Hill Road. After review of the waiver request, the Boards find that specific circumstances relative to the plan or conditions of the land in such plan, indicate the waiver will properly carry out the spirit and intent of the regulations. Seconded by R. Duhaime. Motion carried unanimously with a vote of 7-0.

Open public hearing.

Open to public comments.

Mark L'Heureux: Shawn did a great job explaining what he would like to do. We agreed to an easement. I believe this is the best solution. It is a cul-de-sac. The line of sight is not a safety issue. As long

91 as your driveway is on your own property and has a safe passage that is all that should matter. I am op-
92 posed to shared driveways. I think this should be approved.

93
94 Close public comments.

95
96 D. Winterton: I would be supporting this. I like the separate driveways better than a shared driveway.
97 Being on a cul-de-sac I think the 30' makes total sense.

98
99 R. Duhaime: With flag lots even the first home needs the ability to be able to turn vehicles around. If
100 someone blocks the first driveway, they cannot get in the second.

101
102 Close public hearing.

103
104 Findings of Fact

105
106 The Board finds the proposed plan does not substantially alter existing conditions which would affect
107 access to the lots, ensuring the health, safety and welfare of the neighborhood remains unchanged as a
108 result of the lot line adjustment.

109
110 The Board finds the plan as presented meets provisions and standards provided in Part I of the Develop-
111 ment Regulations, by means of details on the plan, or the granting of the waiver.

112
113 ***D. Winterton motioned to agree with the above noted findings of fact. Seconded by R. Duhaime. Motion***
114 ***carried unanimously with a vote of 7-0.***

115
116 The Board finds the application before the Board for Fournier Family Trust of 2022, Map 43, Lots 3
117 and 4, located at 19 & 20 Beacon Hill Road has satisfied the general requirements of the Town of
118 Hooksett Development Regulations, or in cases where the regulation could not be met, has satisfied the
119 waiver requirements.

120
121 ***D. Winterton motioned to approve the application pursuant to RSA 676:4, III, Expedited Review,***
122 ***with the following precedent conditions, with the understanding the revised plan will be recorded at***
123 ***the MCRD: All review fees are paid in full; A single (22" x 34") mylar, 6 paper copies (22" x 34"); 1***
124 ***paper copy (11' x 17"), and 1 digital PDF copy (CD, email, or flash drive), of the final plan are sub-***
125 ***mitted to the Office of the Town Planner within the Community Development Department; If the ap-***
126 ***plicant wishes to retain a signed copy, include additional copies; The above-mentioned copies shall***
127 ***be retained for Town records; Submission of driveway permit applications for each of the driveways;***
128 ***All granted waivers shall be noted on the plan. Seconded by R. Duhaime. Motion carried unani-***
129 ***mously with a vote of 7-0.***

130
131 P. Scarpetti returned.

- 132
133 **2. NH PROPERTY MANAGEMENT, LLC represented by FUSS & O'NEILL, INC.**
134 **270 Londonderry Turnpike**
135 **Map 31 Lot 34-1**
136 **Commercial Site Plan – 2 Contractor Buildings, 12,000 SF each**
137

138 E. Robidoux: The proposal is for an amended site plan to add two contractor bays totaling 28,000
139 square feet. It is a 4.079 acre commercial site. The applicant is in the process of purchasing the lot from
140 the current owner. The existing site has commercial uses to include retail, office, and storage with a to-
141 tal of 2,850 square feet. The lot is zoned commercial and is connected to the Central Water Precinct
142 and Hooksett Wastewater system. Proposed improvements include site access, circulation, parking,
143 stormwater management, private utility connections, lighting, and landscaping. Access to the lot will
144 be through the current location. The applicant will do what can be done to mitigate the current grade,
145 but is constrained by existing utility service locations. NH DOT is currently reviewing the amended
146 driveway permit application. A total of 83 parking spaces are proposed for the entire lot. The size of the
147 parking spaces will vary to accommodate various sized vehicles on the property. A 50' residential
148 buffer is proposed along the property line that abuts the residential zoning district. Other permits re-
149 quired for the project include a NH DES sewer connection permit and an Alteration of Terrain permit.
150 Traffic is not expected to exceed 50 trips during any peak hour or 500 trips per day. A traffic study is
151 included with the application and is part of the file. Although there is a small wetland on the property,
152 no wetland impacts are proposed for this project. We had a call from an abutter who has requested a
153 condition be placed on the plan that access to Jefferson will never be allowed from this lot.

154
155 ***P. Scarpetti motioned to accept jurisdiction of the site plan before the Board for NH Property Man-***
156 ***agement, LLC (Owner Deborah Richards), Map 31, Lot 34-1, 270 Londonderry Turnpike. Seconded***
157 ***by D. Russel. Motion carried unanimously with a vote of 7-0.***

158
159 C. Stelmach: Does anyone feel like there is regional impact?

160
161 There was a board consensus there is no regional impact.

162
163 Open public hearing.

164
165 Brian Pratt (Fuss & O'Neill, Inc.): The existing tack shop used to be a landscaping company used for
166 outdoor storage materials. The proposal is to add two buildings proposed to be contractor bays customi-
167 zable in width. Tenants are TBD. The existing access point would be used and will be repaved and re-
168 graveled. The front of the building will be on the south. There will be one overhead door on the front.
169 The back will have all overhead doors. There will be parking in front on the south and parallel on the
170 north. There is a 50' residential buffer with focused landscaping on the south and west. The dumpster
171 on site would be shared with the other use. There will be no access connections to Jefferson. Gas and
172 electric would come from the by-pass. There would be catch basins for the storm water with infiltration
173 chambers flowing off to the north into an existing culvert. The traffic study shows minimal impacts.
174 The signage would be upgraded to a directory sign. The signs on both buildings and the directory sign
175 will be internally lit. The architecture would contain a gabled roof and steel siding.

176
177 E. Robidoux: Did the lighting plan include lighting from the signs?

178
179 B. Pratt: They are internally lit.

180
181 D. Winterton: The lighted signs won't be visible to anyone in the neighborhood?

182
183 Joshua Benton (NH Property Management, LLC): No. We wanted to make sure we protected the back
184 end. The front signage will not be visible to any neighbors on the back side.

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R. Duhaime: Regarding the parking on the south side facing the neighbors, the cars would be into the hill that has a 5' or 6' drop off. If you park the cars toward the building, you would get rid of any light pollution. The dumpster is down on the south side. Nobody inspected the existing site, and no one showed us the existing site. We don't know what is there and the condition it is in. Is there landscaping around the signage?

B. Pratt: We don't show landscaping around the signage.

R. Duhaime: We want to see street trees. There is a percentage of evergreens in our regulations. I would ask you to put less perennials and more evergreens and tall deciduous trees. This is 20 units. There is a certain amount of people who will come at night. I would like to see the evergreens beefed up on the west and south side. You didn't tie anything in on the building.

J. Benton: A lot was done to the tack shop building in terms of updating it and it is in great shape. We would never want to change the look of that building. This is not perfectly matching with the tack shop but we are tucked back. If you walk the back lot there is a lot of vegetation and we don't plan on touching that. We plan on keeping the fencing and continue to grow up that space so it is completely blocking the neighbors. We won't be putting any units on the roof that the neighbors are looking at.

B. Pratt: The row of the smaller circles are evergreens. We did the deciduous trees closer to the parking lot.

J. Benton: Most of the neighbors sit higher. The commercial sits lower.

B. Pratt: We exceed the 50' buffer. We are not disturbing the existing tree line. We are supplementing with deciduous and evergreens.

R. Duhaime: There was a landscaping plan that was approved for the previous site plan and we don't know what is still there.

J. Sullivan: When they are adding onto the back of the property is there a requirement for the current building to be upgraded as well?

P. Scarpetti: We are approving the landscaping not the building.

R. Duhaime: They are adding signage and there should be some screening. I don't know if the current sign has plantings. We don't know what was on the first approval. I would like to see the buildings tied in. If the driveway was falling apart they would have to fix it.

P. Scarpetti: That would be up to Code Enforcement.

Discussion ensued on architectural standards. The applicant provided a picture of 1298 Smyth Road. The buildings are intended to mimic that architecture.

230 P. Scarpetti: I want to make you aware we changed our architectural standards since the buildings were
231 built on Smyth Rd. This will be visible from the north side and the front. I don't think you are follow-
232 ing the architectural design that we have. We can see this building from the road. The landscaping is
233 unruly and overgrown.
234

235 J. Benton: We are going to have our landscaping company clean up the space. When we do the new
236 sign, we are going to take pride in this site. You have our commitment that the space will look nice.
237

238 P. Scarpetti: You talk about how nice the buildings are, but the landscaping is now run down. I would
239 like to see what was supposed to be there. As far as the building I think you need to go back to the
240 drawing board. Unfortunately, you are coming in after we adopted the new architectural standards.
241 Your building will be very visible from Rt. 28 and we are trying to get away from the architecture you
242 are proposing.
243

244 B. Pratt: We are happy to add low level landscaping to the sign.
245

246 S. Gilbert: I concur with the color and visibility. You are likely going to see this building. I would like
247 to see another color pallet that better matches the barn. When you are turning into that facility you
248 don't have a great line of site very far. I am concerned about turning and exiting in this area. I don't see
249 anything in the plan relating to a turn lane. I am concerned about public safety.
250

251 B. Pratt: We worked with DOT and it didn't warrant an extra turn lane. It is in the traffic study.
252

253 Joanne McHugh (14 Jefferson Drive): I am a direct abutter and concerned with traffic entering. Com-
254 ing out of Presidential Park on Fridays is not possible. You have to go down Harvest Drive, come out
255 and take the light. The Planner took the time today to walk me through this plan. I am pleased she said
256 there should be something written on the plan there be no opening from Jefferson Drive to this parcel.
257 This is an old existing residential area; 1968 vintage. The Planner explained the lighting on individual
258 units. My concern is public utility posts shining onto residential properties and how the property is situ-
259 ated with regard to ours. They are up higher than us. There needs to be attention paid to when they are
260 plowing snow and where the water is going to go. When CB Sullivan came in the lighting did not turn
261 out to be in the best interest of the neighbors. The regulation states this project must meet the 50'
262 buffer. Lighting and trees are a concern.
263

264 Carolyn Cote (13 Jefferson Drive): Our property sits downhill from this property. Ours backs up to CB
265 Sullivan and that is further away from our property than this. The lights on the back of the driveway
266 illuminate our bedroom. I want to make sure the lighting direction is not coming down. We were not
267 expecting CB Sullivan would put those big lights up. They are on the back of the building. If any snow
268 or water will be coming downhill, we will be affected.
269

270 B. Pratt: We agree we will not go down Jefferson. There would be lighting poles and building mounted
271 fixtures with down cast lighting. We did a lighting plan and there is no spillage. There is an existing
272 buffer berm with evergreens. We shrunk our buildings down to not touch that. We are adding addi-
273 tional evergreens to enhance that buffer. That whole area will be denser. We are further than the 50' on
274 that side. Stormwater will be captured by proposed catch basins and infiltration will be directed to the
275 north.
276

277 R. Duhaime: There is a lot of erosion stone. Is there a guardrail?

278

279 B. Pratt: Yes.

280

281 R. Duhaime: I would like to see you add some upright deciduous trees along the north side.

282

283 B. Pratt: We are happy to work with staff and see what the existing landscape plan shows and bring it
284 back to where it should be.

285

286 J. McHugh: Are there hours of operation or open 24/7?

287

288 J. Benton: We don't have current tenants. If hours of operation will be outside of normal business
289 hours I would think it would only be one person who is responding to an emergency call. It is up to us
290 to pick the right tenants such as plumbers and electricians. It is important we are doing this the right
291 way and catering to the neighbors. We don't plan on having businesses that will make a lot of noise.
292 We are cognizant of picking the right tenants for the space.

293

294 R. Duhaime: Are you interested in reversing the parking and putting it towards the building.

295

296 J. Benton: The way we have it is within the fire ordinance.

297

298 B. Pratt: There will be some garage doors on that side.

299

300 J. Sullivan: We need to address the facade and landscaping.

301

302 ***J. Sullivan motioned to have the applicant add to the plan there will be no access to Jefferson Drive,***
303 ***provide improved signage, add additional landscaping on north side, and follow the architectural de-***
304 ***sign on at least the front building.***

305

306 P. Scarpetti: From the north and east follow the architectural design requirements and try tie into the
307 other building with potentially a clapboard type design with maybe brick or stone on the bottom.

308

309 J. Benton: You will see the front side and part of the north side of the front building. We have an exist-
310 ing clump of trees there. You will see that corner.

311

312 P. Scarpetti: You will see the top portion and corner of the building.

313

314 S. Gilbert: I agree with Paul and suggest something like clapboard and continuing with the color palate
315 of the front building.

316

317 J. Benton: We were going to do something consistent with the area but we can change that to be con-
318 sistent with the front building.

319

320 B. Pratt confirmed the board is requesting the following: 1) blending the colors to match the tack shop;
321 2) siding on the front and facade, steel can remain on the sides; 3) no access to Jefferson; 4) the addi-
322 tion of trees to the northeast property line; 5) adding landscaping to the sign on the front; and 6) re-
323 viewing with staff the existing landscape plan and add anything missing.

324
325 *S. Gilbert motioned to continue the application before the Board for NH Property Management,*
326 *LLC, Map 31, Lot 34-1 located at 270 Londonderry Turnpike until November 6, 2023. Seconded by*
327 *D. Winterton. Motion carried unanimously with a vote of 7-0.*
328

- 329 **3. BDD REALTY LLC represented by FUSS & O'NEILL, INC.**
330 **6 Eastpoint Drive**
331 **Map 49 Lot 5**
332 **Industrial Site Plan – 2 Contractor Bay Buildings, 8,800 SF each**
333

334 E. Robidoux: The proposal is to add two contractor bays, totaling 17,600 sq. ft, to an existing 5.2+ acre
335 commercial site. The site is the home of the current Ekhart & Johnson Mechanical Contractor opera-
336 tions (12,000 sf). New construction is proposed on the western side of the lot. The lot is zoned Indus-
337 trial. The original driveway access was from a private, unnamed road with access on Londonderry
338 Turnpike. That has since been gated, and the original address (59 Londonderry Turnpike), was revised
339 to 6 Eastpoint Drive when the new driveway was constructed. The intent is to maintain access to the
340 Ekhart & Johnson facility from Eastpoint Drive. The proposed buildings will be provided access from
341 the existing private roadway off Londonderry Turnpike. A paved driveway will connect the east and
342 west sides of the lot. A gate will be installed along the driveway to prevent this from becoming a cut
343 through. The gate will have a Knox box for emergency purposes. The abutter to the north is also pro-
344 posing a site plan (forthcoming). That project proposes to redesign the access off Londonderry Turn-
345 pike which would be utilized for the two proposed contractor bays for this project. Coordination will
346 take place between the two projects. This will be a private road, but there should be access and mainte-
347 nance agreements for the use. NH DOT is currently reviewing the driveway permit application. A total
348 of 86 parking spaces is proposed for the entire site (46 for the new use). Residential buffers are not re-
349 quired for this project. Other permits required for the project include Alteration of Terrain and Individ-
350 ual subsurface sewer disposal permits. Traffic is not expected to exceed 50 trips during any peak hour
351 or 500 trips per day. A traffic study is included with the application and is part of the file. The project
352 will disturb two small, manmade wetlands. The Wetland Scientist has determined a wetland permit is
353 not required. NHDES is reviewing that request. Proposed signage has not been provided with this ap-
354 plication although a sign location is noted on the plan.
355

356 *M. Somers motioned to accept jurisdiction of the site plan before the Board for BDD Realty, LLC,*
357 *Map 49, Lot 5, 6 Eastpoint Drive. Seconded by D. Winterton. Motion carried unanimously with a*
358 *vote of 7-0.*
359

360 C. Stelmach: Does the board find regional impact?
361

362 There was board consensus there is no regional impact.
363

364 Open public hearing.
365

366 Brian Pratt (Fuss & O'Neill, Inc.): The applicant is proposing vinyl siding and steel. There is frontage
367 on Eastpoint Drive and Londonderry Turnpike. It is gated to prevent a cut through, and that will re-
368 main. This is a 5.2 acre property. It is vacant and more than half is wooded. There is a wetland and
369 shared driveway between three properties. We are working with the owners of other property to up-

370 grade the driveway. The contractor bays would be warehouses for plumbers and electricians. The ten-
371 ants are TBD. This site is more square. The building to the north has head in parking and overhead
372 doors in the back. The front has office doors. There are overhead doors between the two buildings.
373 There is fire access to the to three sides and landscaping on the perimeter. This sits above Londonderry
374 Turnpike. The abutter is spearheading the DOT driveway permit. Public water would come in from
375 Londonderry Turnpike up the shared driveway. There is no sewer so this will have septic. Electric will
376 be brought up the driveway. Gas comes from Eastpoint Drive. There is a stormwater basin down by
377 Londonderry Turnpike that will be relocated. We submitted a letter to the wetland scientist and he con-
378 firmed it is manmade. Part of the site is a bit of a cut on the east side and has good soil on the west
379 which is ideal for underground filtration. We met with TRC and addressed their concerns. We expect
380 AOT comments soon. We submitted a waiver request. My understanding is a waiver is needed for the
381 wetlands. The architecture would be solid vinyl siding with shingled roof and stone veneer on the first
382 3’.

383
384 J. Sullivan: This looks like it meets the plans, but the amount of shrubbery does not seem as much as
385 the other one.

386
387 Discussion ensued on the driveway and the gate.

388
389 D. Winterton: This looks nice. There is also another development planned for 10 Eastpoint Drive.
390 There is potentially going to be a right turn lane into East Point Drive. If there is consideration for a
391 new driveway maybe your driveway and theirs can be coordinated. My goal is to make sure everyone
392 involved has talked.

393
394 P. Scarpetti: Is there a timetable to coordinate the three of you for a traffic study?

395
396 B. Pratt: It is just the two.

397
398 P. Scarpetti: I don’t see where it is listed as far as what you are using for building materials on the ren-
399 derings.

400
401 B. Pratt: We will add those.

402
403 S. Gilbert: Where are the wetlands that you would be filling?

404
405 B. Pratt showed the wetland detention basin, the fore-bay and where the new detention basin and swale
406 will be.

407
408 B. Pratt: We are providing full stormwater treatment. There are no known cottontails or turtles here.
409 We will add information worksheets to the plan sheets and the contractors will be aware that if they see
410 any they are to call Fish and Game.

411
412 R. Duhaime: Could you show me the erosion stone? How many feet is that?

413
414 B. Pratt: There is a 15’ height difference from the building and Londonderry Turnpike.

415

416 R. Duhaime: I see a wall. I don't see any landscaping. You have to break up the erosion stone. Ever-
417 greens would probably be best.

418
419 B. Pratt: We could put landscaping down toward the road.
420

421 R. Duhaime: You could give yourself a 4' wall. You can't maintain erosion stone. I wonder why the
422 window doesn't come around the corner. Will signage be coordinated with the other applicant? What
423 signage does he want and will it be on your property?
424

425 B. Pratt: There is no signage going on our property that we know of.
426

427 Discussion ensued regarding a potential retaining wall.
428

429 Open public comment.

430 No public comment.

431 Close public comments.

432 Close public hearing.
433

434 ***D. Winterton motioned to grant a waiver from the Town of Hooksett Development Regulations, Part***
435 ***III Section 3.01 to not include all of the required details on the site plan sheet as the information is***
436 ***accessible elsewhere in the plan set. After review of the waiver request, the Board finds that strict***
437 ***conformity to the regulations would pose an unnecessary hardship to the applicant, and the waiver***
438 ***will properly carry out the spirit and intent of the regulations. Seconded by M. Somers. Motion car-***
439 ***ried unanimously with a vote of 7-0.***
440

441 ***D. Winterton motioned to grant a waiver from the Town of Hooksett Development Regulations, Part***
442 ***III, Section 3.01 (12), to not provide a sign package for the Board to review at this time. After review***
443 ***of the waiver request, the Board finds that strict conformity to the regulations would pose an unnec-***
444 ***essary hardship to the applicant, and the waiver will properly carry out the spirit and intent of the***
445 ***regulations. Seconded by M. Somers. Motion carried unanimously with a vote of 7-0.***
446

447 ***D. Winterton motioned to grant a waiver from the Town of Hooksett Development Regulations, Part***
448 ***III, Section 3.08, to allow filling or drainage of wetlands on the site, as the noted wetland fall under***
449 ***the classification of RSA 482-A:3, IV (b). After review of the waiver request, the Board finds that strict***
450 ***conformity to the regulations would pose an unnecessary hardship to the applicant, and the waiver***
451 ***will properly carry out the spirit and intent of the regulations. Seconded by M. Somers. Motion carried***
452 ***unanimously with a vote of 7-0.***
453

454 ***J. Sullivan motioned to continue the application before the Board for BDD Realty, LLC, Map 49,***
455 ***Lot 5 located at 6 Eastpoint Drive, until the November 6, 2023 meeting at which time the applicant***
456 ***will provide the following: 1) additional information with regard to landscaping; 2) updated render-***
457 ***ing 3) rip rap slope to add large block retaining wall; 4) rip rap screening; and 5) windows along the***
458 ***facade. Seconded by M. Somers. Motion carried unanimously with a vote of 7-0.***
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PUBLIC HEARING & BOARD DISCUSSION (CONTINUED)

- 463
464
465 **4. 200 TECHNOLOGY, LLC represented by GREENMAN-PETERSEN, INC.**
466 **200 Technology Drive**
467 **Map 29 Lot 76-5**
468 **Site Plan - Addition of 4,800 SF accessory structure, with gravel outdoor vehicle storage**
469

470 *J. Sullivan motioned to continue the application for Site Plan - Addition of 4,800 SF accessory*
471 *structure, with gravel outdoor vehicle storage for 200 Technology, LLC, Map 29 Lot 76-5 to the No-*
472 *vember 6, 2023 Planning Board meeting per the request of the applicant. Seconded by M. Somers.*
473

474 Discussion ensued on the 65-day clock. The Board will need to make a determination on this applica-
475 tion prior to December 06, 2023.
476

477 **Motion carried unanimously with a vote of 7-0.**
478

- 479 **5. RIDGEBACK SELF STORAGE, LLC represented by THE DUBAY GROUP, INC.**
480 **1461 Hooksett Road**
481 **Map 18 Lot 49-D**
482 **Amended Commercial Site Plan**
483

484 *D. Winterton motioned to continue the amended commercial site plan for Ridgeback Self Storage,*
485 *LLC, 1461 Hooksett Road, Map 18 Lot 49-D until November 6, 2023 per the request of the applicant.*
486 *Seconded by D. Russel. J. Sullivan abstained due to being an abutter. **Motion carried unanimously***
487 ***with a vote of 6-0.***
488

489 **OTHER BUSINESS**

- 490 **6. IMPACT FEE for RAVEN WOOD LLC**
491 **249 Londonderry Turnpike**
492 **Map 32 Lot 25**
493

494 E. Robidoux: The project is being phased. The impact fee for phase 1 would be \$31,460 and for phase
495 2 would be \$40,074.
496

497 *M. Somers motioned to accept the phase 1 impact fee of \$31,460 and the phase 2 impact fee of*
498 *\$40,074 for Raven Wood LLC, 249 Londonderry Turnpike, Map 32 Lot 25. Seconded by S. Gilbert.*
499 **Motion carried unanimously with a vote of 7-0.**
500

- 501 **7. IMPACT FEE for AMERICAN ASPHALT PAVING LLC**
502 **253 Londonderry Turnpike**
503 **Map 32 Lot 25-2**
504

505 This item will be discussed at a later time.
506

507 **8. TOWN PLANNER UPDATES**
508

509 Dominos - Construction on the next phase is planned to begin Spring, 2024.

510

511 Pinnacle Road paving - DOT asked the town to wait to see how the temporary repair settled. Hooksett
512 Village Water Precinct is in the process of getting quotes and figuring out how they will pay for the
513 mill and inlay on Route 3.

514

515 There will be a Planning Board Workshop October 23, 2023, at 6:00pm. The Board will discuss pro-
516 posed zoning amendments, changes to the Development Regulations and the revised draft Rules of Pro-
517 cedure.

518

519 The Town has received the restoration bond for Park Place.

520

521 **ADJOURNMENT**

522

523 *P. Scarpetti motioned to adjourn at 8:35 pm. Seconded by M. Somers. **Motion carried unanimously***
524 ***with a vote of 7-0.***

525

526 **The next regularly scheduled meeting of the Planning Board will be held November 6, 2023, at**
527 **6:00 pm.**

528

529 **Respectfully submitted by,**

530

531 **/s/ AnnMarie Scott**

532

533 **AnnMarie Scott**

534 **Recording Clerk**