

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, November 6, 2023**

8 **6:00 PM**

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10 **MEETING CALLED TO ORDER AT 6:01 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 None

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20 **INTRODUCE MEMBERS OF THE BOARD**

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22 **PRESENT: Chris Stelmach (Chairman), Sheena Gilbert, Paul Scarpetti, D. Winterton, and**  
23 **James Sullivan (Town Council Representative)**

24

25 **ALTERNATES: Denise Pichette Volk**

26

27 **EXCUSED: Mike Somers (Vice-Chairman), Robert Duhaime, and David Russel (Alternate)**

28

29 **NOT PRESENT:**

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

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

34

35 **APPROVAL OF MINUTES 10/16/2023 & 10/23/23**

36

37 ***D. Winterton motioned to approve the minutes of the October 16, 2023, Planning Board meeting.***  
38 ***Seconded by P. Scarpetti. Motion carried unanimously with a vote of 6-0.***

39 ***P. Scarpetti motioned to approve the minutes of the October 23, 2023, Planning Board workshop.***  
40 ***Seconded by S. Gilbert. D. Winterton and C. Stelmach abstained due to not being present at the***  
41 ***October 23, 2023 Planning Board workshop. Motion carried unanimously with a vote of 4-0.***

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

44

45 **REVIEW OF PLANNING BOARD RULES OF PROCEDURE – First Reading**

46  
47 *D. Winterton motioned that a review and first reading of the Rules of Procedure for the Planning*  
48 *Board was completed. Seconded by J. Sullivan. Motion carried unanimously with a vote of 6-0.*  
49

50 **APPOINTMENT**

- 51  
52 **1. BERRY HILL represented by BRUCE THOMAS, TOWN ENGINEER**  
53 **Tax Map 25 Lot 26**  
54 **Request to approve site changes**  
55

56 Bruce Thomas (Town Engineer): The Berry Hill development started in 2006. Since that time there  
57 has been a change of developers and changes to town staff. Some of the work was completed over a  
58 decade ago. There is some question as to what the current developers are responsible for since some of  
59 the work by previous developers may have been “accepted”. There have been discussions between the  
60 developer and association. It would be advantageous for the developer to meet the needs of all parties.

61 1) The developer and association want to eliminate two raised curb islands. From a maintenance stand-  
62 point I agree they should be eliminated. The fire chief said he would prefer they not be put in. 2) There  
63 are trails throughout the site and the association feels like that is an invasion of privacy as the trails go  
64 by the homes. We feel those should be eliminated. 3) There are areas of massive erosion behind units  
65 19 and 23. That area was completed a while ago. I believe it is the developer’s responsibility to clean  
66 up those areas and to slow the velocity of water coming from the outfall. 4) There is 100’ to 200’ of  
67 sidewalk at the beginning of Shaker Hill Road that was never overlaid when it was installed in 2006.  
68 The developer agrees to overlay that with 1” of wearing course. 5) The previous developer proposed a  
69 clubhouse but never followed through with those requirements. The clubhouse is not on the originally  
70 approved plan. Neither the association nor developer want the clubhouse.  
71

72 Mr. Thomas requested the Planning Board approve these changes on the as-built plans instead of sub-  
73 mitting a formal submission. The developer and members from the association are in the audience.  
74

75 D. Winterton: Can we do this without having a public hearing?  
76

77 E. Robidoux: Yes. These are not substantive changes such as a change in the number of units or  
78 boundary. These could be considered field changes.  
79

80 C. Stelmach: Is the developer willing to do the improvements?  
81

82 B. Thomas: Yes.  
83

84 C. Stelmach: Are there any CO’s left to be issued?  
85

86 B. Thomas: There are two or three left pending this.  
87

88 D. Pichette Volk: Did these trails exist or they made?  
89

90 B. Thomas: Before I became the town engineer, the current islands were not put in near Berry Hill  
91 Road and they should have been done. The erosion has been going on for a long time. This agreement  
92 was arrived at about six months ago.

93  
94 D. Pichette Volk: I was asking about the trails. Were they constructed?

95  
96 B. Thomas: The trails were shown on the approved site plan.

97  
98 P. Scarpetti: It was brought to my attention there is some major water run off near Kathy Northrup's  
99 property. Is that part of the erosion you are requesting to be fixed?

100  
101 B. Thomas: No.

102  
103 P. Scarpetti: Quite a bit of water is coming off of the Berry Hill property onto those other areas. Is that  
104 going to be addressed?

105  
106 B. Thomas: There is water that comes very fast off of Shaker Hill Road. There is a pipe that outlets. I  
107 can't stress how fast the water comes out of that pipe. That is what this addresses. There is supposed to  
108 be a level spreader there. I don't know if that specific water is going toward Kathy Northrup's area.

109  
110 P. Scarpetti: To have it erode that means it was engineered wrong. That should be addressed.

111  
112 B. Thomas: Where is that water affecting?

113  
114 P. Scarpetti: At the end of Berry Hill by Tom Walsh's house.

115  
116 C. Stelmach: He showed you a video of some things.

117  
118 B. Thomas: I can do more investigation on that.

119  
120 J. Sullivan: I am glad the drainage is being addressed on both issues. I think the impact, regardless of  
121 whether we approve this change or not, has to be addressed. The raised curbs were there at the begin-  
122 ning. The trails were already on the plans. They are working on repairs of the drainage and overlay. We  
123 would be approving the changes for the 1, 2 and 5. The other ones would have to occur anyway.

124  
125 C. Stelmach: Do the islands have plantings?

126  
127 B. Thomas: I think they are narrow.

128  
129 C. Stelmach: Is there lighting?

130  
131 B. Thomas: No lighting.

132  
133 S. Gilbert: There are trees on the islands according to Google maps. Is Dewberry going to be a sepa-  
134 rate street?

135

136 J. Sullivan: In regard to the drainage issue for abutters that exists now, it has to be addressed. By say-  
137 ing yes or no will the town still work with the abutters with where the water is coming from?  
138

139 C. Stelmach: Yes.  
140

141 S. Gilbert: Instead of the clubhouse are they going to remove the trailer that is the rental facility and  
142 make it a lawn?  
143

144 B. Thomas: It puts it back the way it was originally.  
145

146 S. Gilbert: The residents do not want a clubhouse?  
147

148 B. Thomas: Correct. This is an agreement between the association and the developer.  
149

150 S. Gilbert: I want to make sure someone that moved in wasn't expecting a clubhouse.  
151

152 P. Scarpetti: Is the land where the clubhouse was going to be built going to be reverted to the associa-  
153 tion?  
154

155 B. Thomas: Yes. The association has been maintaining this property.  
156

157 D. Pichette Volk: If we accept these items do any of these exacerbate the issue brought forth by Mr.  
158 Scarpetti.  
159

160 B. Thomas: I am not sure if these flow toward that direction.  
161

162 D. Pichette Volk: If we were to these make these changes who will investigate the water issue on the  
163 Walsh and Northrup properties.  
164

165 B. Thomas: I will. If the drainage study was wrong, I am not sure what we do from there. I will have to  
166 look and figure out where the flows are going.  
167

168 C. Stelmach: Something is not right. There is a lot of water.  
169

170 D. Pichette Volk: I am not opposed to these things, but would like to see that investigation happen be-  
171 fore there are any approvals. I do not believe we have the whole picture.  
172

173 P. Scarpetti: Is there a bond in place?  
174

175 B. Thomas: Yes.  
176

177 P. Scarpetti: If the bond is there, that will take care of any discrepancies.  
178

179 S. Gilbert: In relation to the rest of this property have you ensured that the rest of the property is in ac-  
180 cordance with our current development regulations?  
181

182 B. Thomas: Yes. I have not done a final inspection yet. I am waiting for the leaves to fall so I can look  
183 at the pipes at the end of Mulberry. I want to find out where the water is coming from. I don't think this  
184 agreement has anything to do with that. I would suggest you approve this. I will look at where the wa-  
185 ter is coming from and come back here in a month.  
186

187 J. Sullivan: If an abutter to any area has an issue with drainage wouldn't that fall under the administra-  
188 tor's authority. We are not really involved with addressing that. Do we have the authority to direct the  
189 town engineer to address the drainage issue? The bond would fall under the Town Council.  
190

191 S. Gilbert: In the past we have had an abutter come in and we directed the town engineer and Code En-  
192 forcement Officer to address the matter.  
193

194 D. Winterton: B. Thomas has said he would like to investigate and come back in a month.  
195

196 ***J. Sullivan motioned to approve the site plan changes, as discussed, for Berry Hill, Tax Map 25 Lot***  
197 ***26. Seconded by P. Scarpetti. D. Pichette Volk voted Nay. Motion carries with a vote of 5-1.***  
198

## 199 **2. DISCUSSION WITH CODE ENFORCEMENT OFFICER**

200  
201 Dana Pendergast: There have been violation notices issued to the Hip Peas Barn and Venue on West  
202 River Road. There have been numerous violations and complaints regarding noise. They are not up-  
203 holding their original site plan and what was asked of the Planning Board. There have been numerous  
204 interactions with the police department regarding noise disturbances. I would like to have a public hear-  
205 ing to revoke their site plan which would put them out of business.  
206

207 S. Gilbert: Have there have been fines issued?  
208

209 D. Pendergast: There have been numerous violations of the sound ordinance. I have spoken with the  
210 police and abutters. A number of abutters have gone before the Town Council. I spoke with Chief Bou-  
211 chard. The process was started there. The latest was September 30. The wedding was very loud, and six  
212 members of the public notified the police department. The police department called the Code Enforce-  
213 ment Officer to find out what they needed to do. I instructed them the venue is not supposed to have  
214 any outside loud music at all. If there was any music, it would be string type acoustical music. I was  
215 told the music along with the lyrics could be heard a distance away. There were complaints from direct  
216 and indirect abutters. It would be your decision to hold a public hearing to revoke their site plan. I  
217 would recommend we hold a public hearing. We would hear from the abutters, and you could give the  
218 occupant a chance to speak. You can revoke upon merit and a public hearing can be scheduled within  
219 30 days, or you can hold a public hearing on my request. If you schedule a public hearing, we will no-  
220 tify Hip Peas Farm and the abutters.  
221

222 J. Sullivan: We have numerous ordinances that pertain to noise and others regarding usage of things.  
223 Would the Code Enforcement Officer fine them for this violation? According to the rules they can be  
224 fined. If they haven't been fined for violation of the ordinance, wouldn't it make sense to fine them? If  
225 we haven't fined them, why is coming to the Planning Board?  
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227 D. Pendergast: The fine process (for the Noise Ordinance) is through the Police Department. There is  
228 no equitable number regarding the noise decibel. I don't have that authority.

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J. Sullivan: It seems like there was no definitive ordinance on a previous issue regarding decibel levels. I think we should have the public hearing and ordinance 32 should be reviewed.

D. Winterton: I respectfully disagree because I was a voter to the approved site plan. I distinctly asked what was going to happen and I distinctively heard there would be no outside noise. Maybe two acoustic guitars and maybe some ambiance. My phone has rung numerous times about this issue. I am not a happy guy having voted for this and then not having them do what they said they were going to do.

D. Pendergast: There have been numerous noise violations. They failed to conform to the conditions on which the approval was based. I ran this through legal already.

C. Stelmach: Have you heard from them at all?

D. Pendergast: I have heard nothing from them. I sent them the violations certified mail and first class mail. I have received the signature card back so we know they received it.

S. Gilbert: I am concerned the Police Department is saying they don't have the tools in place to enforce this. If the Police Department cannot issue fines what can they do? What are we missing in order to hold people to these fines?

D. Pendergast: They are operating outside of their approval.

***D. Winterton motioned to schedule a public hearing at the December 4, 2023 Planning Board meeting to discuss revoking the site plan for the venue at Hip Peas Farm, LLC for violation of their approved site plan of May 13, 2021.***

D. Winterton: I get a lot of phone calls on this. I have been to the site and to people's houses. The fact they have not responded to the code enforcement officer bothers me.

D. Pichette Volk: I would like to see the language of the passing of the original site plan.

***Seconded by J. Sullivan.***

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

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

- 3. 200 TECHNOLOGY, LLC represented by GREENMAN-PETERSEN, INC.  
200 Technology Drive  
Map 29 Lot 76-5  
Site Plan - Addition of 4,800 SF accessory structure, with gravel outdoor vehicle storage**

E. Robidoux: The Planning Board moved to continue this application at its last hearing (2<sup>nd</sup> continuance). The application has been accepted as complete and the 65-day clock has started. The clock ends on December 06, 2023. The applicant had been asked to come back to the board with a detailed landscape plan and revised renderings for the proposed building.

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The applicant has revised the plan set as follows:

1. Existing Conditions sheet - updated to show what is on site today
2. Site Plan sheet – outdoor gravel storage area decreased
3. Grading sheet – underground storage amended from one large system to two systems
4. Erosion Control sheet – shows new limits of work
5. Landscape sheet – inserted a landscape plan showing existing vegetation and proposed landscaping
6. Renderings – revised the color scheme of the existing building and revised the proposed accessory structure to match

The Town Engineer has provided a memo noting observed site conditions items that will need to be addressed on the plan prior to final approval.

David Jordan (Greenman-Petersen, Inc.): At the last meeting we received comments regarding landscaping and building design. There was a discussion about clearing that had occurred. The clearing by Elm Grove was done because mature trees were starting to die back and invasive vines had taken over. It was an attempt to clear that out and the intention was to replace that landscaping. The trees that are there will remain and there will be no more tree clearing associated with this project. Trees will be added along Technology Drive and we are proposing trees by the proposed storage building. The slope that will be created will be stabilized with a ground cover. At the existing tree edge there will be plantings of shrubs. Elm Grove is moving from Manchester to Hooksett and they want this to be an attractive location. The existing brick building will have the four new paint colors. They want to refresh and modernize the building and Elm Grove wants to assume their own identity. There is an accessory building that will tie into the colors of the existing building. The material will be a vinyl board and batten style facade with asphalt shingles.

P. Scarpetti: Thank you for listening to us and coming back with the changes. With the board and batten, you are aware of the length restriction for the material?

Brian Webster (Architect): We are using PVC trim board with an H channel that will help break up the seams.

J. Sullivan: I think this meets our requirements and conforms with the other building.

D. Winterton: I would like to thank the applicant. This is better for you and the town. Nice job.

***J. Sullivan motioned to accept the revised plans as submitted as of October 31, 2023.***

S. Gilbert: On the section that would need to be cut and potentially re-planting some of it, I am not clear on what you are going to replant there.

B. Webster: Ground-cover clover and the perimeter of the tree line will be lined with shrubs. Our intent is to have that as an employee break area.

S. Gilbert: Will this be completely visible?

323 D. Jordan: What is there now will remain. It is well screened.  
324

325 ***Seconded by P. Scarpetti. Motion carried unanimously with a vote of 6-0.***  
326

327 Open public comments.

328 No public comments.

329 Close public comments.

330

331 Close public hearing.

332

333 **Findings of Fact**

334

335 The Board finds the plan as presented meets provisions and standards provided in Part I of the Develop-  
336 ment Regulations, by means of details on the plan, or outstanding items will be presented as a condition  
337 of approval.

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339 The plan provides safe and efficient vehicular/pedestrian access and the design and construction proposed  
340 are adequate to accommodate the anticipated volume of traffic proposed by the development.

341

342 The Board finds the plan provides adequate parking for the site, and meets the parking density require-  
343 ments for the use.

344

345 The Board finds the landscape plan meets the intent of the regulations.

346

347 The Board finds the stormwater management plan as proposed is designed to control the post develop-  
348 ment run off so that it does not exceed predevelopment runoff, or the stormwater plan adequately miti-  
349 gates the increase.

350

351 The Board finds the utility construction standards are met.

352

353 The Board finds the exterior lighting, solid waste storage, and snow storage provisions, are adequate for  
354 the proposed development.

355

356 The Board finds the erosion and sediment control plan meets the Town regulations and requirements.

357

358 The Board finds the architectural design requirements have been met.

359

360 ***J. Sullivan motioned to agree with the above noted findings of fact. Seconded by D. Winterton. Mo-***  
361 ***tion carried unanimously with a vote of 6-0.***

362

363 ***D. Winterton motioned to assess \$6,480 in impact fees for this project. Seconded by S. Gilbert.***  
364 ***Motion carried unanimously with a vote of 6-0.***

365

366 After review and deliberation of the application before the Board for Elm Grove Properties (Owner: 200  
367 Technology, LLC), Map 26, Lot 76-05, located at 200 Technology Drive, the Board finds the application  
368 has satisfied the general requirements of the Town of Hooksett Development Regulations.

369



370 *J. Sullivan motioned to approve the site plan for an addition of a 4,800 SF accessory structure, with*  
371 *gravel outdoor vehicle storage pursuant to RSA 676:4, I, Completed Application, for 200 Technology*  
372 *Drive, Map 29, Lot 76-5 with the following precedent conditions, as well as the standard conditions*  
373 *subsequent:*

- 374 1. *All review fees are paid in full.*
- 375 2. *A single (22" x 34") mylar, 6 paper copies (22" x 34"), 1 paper copy (11' x 17"), and 1 digital*  
376 *PDF copy (CD, email, or flash drive), of the final plan are submitted to the Office of the Town*  
377 *Planner within the Community Development Department. If the applicant wishes to retain a*  
378 *signed copy, include additional copies. The above-mentioned copies shall be retained for Town*  
379 *records.*
- 380 3. *All outstanding comments from the Town Engineer shall be addressed to the Town Engineer's*  
381 *satisfaction. (See memo dated March 01, 2023)*
- 382 4. *All outstanding State and local permits (as applicable) shall be received and noted on the plan.*
- 383 5. *Confirmation from the Hooksett Wastewater Department shall be provided indicating that final*  
384 *utility print submissions have been reviewed and approved.*
- 385 6. *If one is required, a well easement and radius shall be shown on the plan for the well located*  
386 *along the 211' property line between the subject lot and Map 29 Lot 74.*

387  
388 *Seconded by D. Winterton. Motion carried unanimously with a vote of 6-0.*

- 389
- 390 4. **NH PROPERTY MANAGEMENT, LLC represented by FUSS & O'NEILL, INC.**  
391 **270 Londonderry Turnpike**  
392 **Map 31 Lot 34-1**  
393 **Commercial Site Plan – 2 Contractor Buildings, 12,000 SF each**  
394

395 E. Robidoux: At its October 16, 2023, meeting, the Board accepted jurisdiction of the site plan appli-  
396 cation, determined there is no regional impact, and requested the applicant come back to the board with  
397 a revised plan. Specifically, the Board wanted to see a revised rendering that blended the proposed col-  
398 ors on the contractor bays with the existing Tack Shop, a change of material to siding on the facades  
399 that can be visible from the street (front, left and right sides of at least the front building), a note added  
400 to the plan that there will be no proposed access to Jefferson Street, in perpetuity, the addition of trees  
401 to the northeast portion of the property, the addition of landscaping at the base of the new sign, and a  
402 revised landscape plan that incorporated the approved landscape plan from the previous site plan, fill-  
403 ing in any gaps in prior approved vegetation and bulking up the proposed vegetation for the amended  
404 site plan. The 65-day clock has started; it will expire on December 20, 2023.

405  
406 Brian Pratt (Fuss & O'Neill): Low landscaping with small day lilies has been added by the sign. We  
407 have reviewed the previously approved landscaping plan and added a few missing shrubs that were not  
408 there. We will be removing invasive species and that was noted on the plan. Three trees have been  
409 added in the northeast corner. We have to bring in an overhead line so will have to remove one tree on  
410 the slope near the abutter, but plan on adding three additional trees to replace that one. We have pro-  
411 vided a revised landscaping plan.

412  
413 Tim Engelbert (Randall Paulson Architects): We are breaking up the facades. We played with color,  
414 material, and texture to give the building character. The roof is being reutilized. Fieldstone was applied  
415 to elevations facing the street and carried up vertically. Where the building wraps we wanted to carry  
416 the architectural design with the water table. We used earth tone colors such as slate grays and warmer

417 tone colors. The existing building has browns and darker grays. We modeled this site from google earth  
418 taking the grading plan and modeling it in 3D. That shows what you would see driving past. Horizontal  
419 clapboard siding is being wrapped around. The downspouts match the siding and blend in to connect  
420 with underground stormwater.

421  
422 P. Scarpetti: Thank you. You did a great job. I think you will be proud of it, and I think the tenants you  
423 acquire will like this.

424  
425 S. Gilbert: I am impressed and appreciate this. Thank you for listening to us.

426  
427 B. Pratt: After doing the line of site we removed the wording on the building because it would not be  
428 that visible.

429  
430 Open public comment.

431  
432 Joanne McHugh (14 Jefferson drive): I am a direct abutter and raised some concerns at the last meet-  
433 ing. I am happy one of the concerns has been answered. I have some additional concerns. This is the  
434 first time Hooksett has had this type of project. We have never had units like this where you have con-  
435 tractors, plumbers and the like. Say you have a plumber that rents one of these spots. Plumbers have  
436 chemicals. What kind of constraints will they have with folks that rent those units as far as the security  
437 of those chemicals. Not far from there is the old Warrens garage. I am concerned that this town has so  
438 many vehicles parked on the back land. Is there going to be anything with regard to if they have chemi-  
439 cals if there are rules they will have to abide by. If there is need of either fire or emergency, the en-  
440 trance would be from the Londonderry Turnpike. There will never be any road access from Presidential  
441 Park to Jefferson? Sometimes things that were supposed to be emergency access only end up getting  
442 opened up. I want to be sure we are protecting the homeowners as well as doing what we can to en-  
443 hance the commercial zone.

444  
445 B. Pratt: Regarding access to Jefferson, we have no intention of connecting. There is a 15' elevation  
446 change in that location and we would not be able to do that. As far as chemical storage there are regula-  
447 tions at the state level and processes in place. A building permit will have to be issued for every user.

448  
449 J. Sullivan: If there was an initial concern for another access that would have occurred at the TRC  
450 meeting.

451  
452 C. Stelmach: They currently can get all the way around the buildings.

453  
454 Close public comment.

455 Close public hearing.

456  
457 ***J. Sullivan motioned to accept the revised commercial site plan - 2 contractor buildings, 12,000 SF***  
458 ***each as dated October 19, 2023, for NH Property Management, LLC, 270 Londonderry Turnpike,***  
459 ***Map 31 Lot 34-1. Seconded by D. Winterton. Motion carried unanimously with a vote of 6-0.***

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464 **Findings of Fact**  
465

466 The Board finds the plan as presented meets provisions and standards provided in Part I of the Develop-  
467 ment Regulations, by means of details on the plan, or will be presented as a condition of approval.  
468

469 The plan provides safe and efficient vehicular/pedestrian access and the design and construction proposed  
470 are adequate to accommodate the anticipated volume of traffic proposed by the development.  
471

472 The Board finds the plan provides adequate parking for the site and meets the parking density require-  
473 ments for the use(s).  
474

475 The Board finds the landscape plan meets the intent of the regulations.  
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477 The Board finds the stormwater management plan as proposed is designed to control the post develop-  
478 ment run off so that it does not exceed predevelopment runoff, or the stormwater plan adequately miti-  
479 gates the increase.  
480

481 The Board finds the utility construction standards are met and where applicable, a sufficient number of  
482 hydrants have been provided for the project.  
483

484 The Board finds the exterior lighting, solid waste storage, and snow storage provisions, are adequate for  
485 the proposed development.  
486

487 The Board finds the erosion and sediment control plan meets the Town regulations and requirements.  
488

489 The Board finds the architectural design requirements have been met.  
490

491 ***P. Scarpetti motioned to agree with the above noted findings of fact for the revised commercial site***  
492 ***plan - 2 contractor buildings, 12,000 SF each as dated October 19, 2023, for NH Property Manage-***  
493 ***ment, LLC, 270 Londonderry Turnpike, Map 31 Lot 34-1. Seconded by S. Gilbert. Motion carried***  
494 ***unanimously with a vote of 6-0.***  
495

496 ***D. Winterton motioned to assess \$30,800 in impact fees for the revised commercial site plan. Se-***  
497 ***conded by S. Gilbert. Motion carried unanimously with a vote of 6-0.***  
498

499 After review and deliberation of the application before the Board for NH Property Management, LLC,  
500 Map 31, Lot 34-1 located at 270 Londonderry Turnpike, the Board finds the application has satisfied  
501 the general requirements of the Town of Hooksett Development Regulations.  
502

503 ***J. Sullivan motioned to approve the commercial site plan pursuant to RSA 676:4, I, Completed Ap-***  
504 ***plication, for NH Property Management, LLC, 270 Londonderry Turnpike, Map 31 Lot 34-1 with***  
505 ***the following precedent conditions, as well as the standard conditions subsequent:***

- 506 1. ***All review fees are paid in full.***
- 507 2. ***A single (22" x 34") mylar, 6 paper copies (22" x 34"), 1 paper copy (11' x 17"), and 1 digital***  
508 ***PDF copy (CD, email, or flash drive), of the final plan are submitted to the Office of the Town***  
509 ***Planner within the Community Development Department. If the applicant wishes to retain a***

- 510 *signed copy, include additional copies. The above-mentioned copies shall be retained for Town*  
511 *records.*
- 512 3. *All outstanding comments from the Town Engineer or Fire Department shall be addressed to*  
513 *each Department's satisfaction.*
- 514 4. *All outstanding State and local permits shall be received and noted on the plan.*
- 515 5. *Written confirmation from Central Water Precinct and the Hooksett Wastewater Department*  
516 *shall be provided indicating that final utility print submissions have been reviewed and ap-*  
517 *proved by their respective commissions and/or consulting engineers, and all applicable fees*  
518 *paid in full.*
- 519 6. *The addition of the Time Limits for Fulfilling Conditions note shall be placed on the cover*  
520 *sheet of the plan set.*
- 521 7. *If the property transfers prior to the execution of the plan by the Planning Board, the appro-*  
522 *priate deed reference shall be added to the plan.*
- 523 8. *The Town of Hooksett's standard conditions subsequent related to items required by the appli-*  
524 *cant prior to construction and the issuance of a certificate of occupancy are inherent in this*  
525 *motion.*

526  
527 **Seconded by D. Pichette Volk. Motion carried unanimously with a vote of 6-0.**

- 528  
529 5. **BDD REALTY LLC represented by FUSS & O'NEILL, INC.**  
530 **6 Eastpoint Drive**  
531 **Map 49 Lot 5**  
532 **Industrial Site Plan – 2 Contractor Bay Buildings, 8,800 SF each**  
533

534 E. Robidoux: At its October 16, 2023, meeting, the Board accepted jurisdiction of the site plan appli-  
535 cation, determined there was no regional impact, and approved the following waivers:

- 536 1. To not include all of the required information on the site plan sheet  
537 2. To not provide signage details at this time  
538 3. To allow filling or draining of a specific class of wetlands as allowed by NH law.  
539

540 The Board continued the application as the Board wanted to see a more detailed landscape plan, an up-  
541 dated rendering to include windows along the front façade/corner; revision of the steep rip rap slope to  
542 include a retaining wall with landscaping to break up the proposed rip rap. The 65-day clock has  
543 started; it will expire on December 20, 2023.  
544

545 The Fire Department had a few comments related to the plan, which have been shared with the appli-  
546 cant; these were related to building construction and fire suppression requirements, as well as road  
547 naming and access requirements which will need to be addressed with the property owner of 63 Lon-  
548 donderry Turnpike.  
549

550 Dan Clair (BDD Realty) was present.  
551

552 Brian Pratt (Fuss & O'Neill, Inc.): We had a rip rap slope planned for the slope that faces Londonderry  
553 Turnpike. One of the suggestions was to make it more esthetically pleasing at the top right-hand corner.  
554 We originally had a 2:1 slope. A short 4 foot tall retaining wall will be added and we can do a seed  
555 mix. We got rid of the rip rap. The first season you plant the mix it comes in as grass and the second  
556 season the plantings come in. We added eight foot tall evergreen shrubs. The retaining wall is short but

557 it flattens the slope. For the architecture we added some windows facing the street. We added to the el-  
558 evations the materials list that was missing.

559  
560 P. Scarpetti: Thank you. I think these are great changes and you will be happy the rip rap is gone.

561  
562 S. Gilbert: Are the trees in front slightly exaggerated? I assume there will be fewer trees than shown on  
563 the rendering.

564  
565 B. Pratt: Yes.

566  
567 S. Gilbert: I think this is a great design and looks great.

568  
569 Open public comments.

570 Close public comments.

571

572 Close public hearing.

573

574 ***J. Sullivan motioned to accept the revised industrial site plan for two contractor bay buildings 8,800***  
575 ***SF each (October 25, 2023), for BDD Realty LLC, 6 Eastpoint Drive, Map 49 Lot 5. Seconded by D.***  
576 ***Winterton. Motion carried unanimously with a vote of 6-0.***

577

#### 578 **Findings of Fact**

579

580 The Board finds the plan as presented meets provisions and standards provided in Part I of the Develop-  
581 ment Regulations, by means of details on the plan, the granting of a waiver, or will be presented as a  
582 condition of approval.

583

584 The plan provides safe and efficient vehicular/pedestrian access and the design and construction proposed  
585 are adequate to accommodate the anticipated volume of traffic proposed by the development.

586

587 The Board finds the plan provides adequate parking for the site and meets the parking density require-  
588 ments for the use(s), or a waiver has been granted.

589

590 The Board finds the landscape plan meets the intent of the regulations.

591

592 The Board finds the stormwater management plan as proposed is designed to control the post develop-  
593 ment run off so that it does not exceed predevelopment runoff, or the stormwater plan adequately miti-  
594 gates the increase.

595

596 The Board finds the utility construction standards are met.

597

598 The Board finds the exterior lighting, solid waste storage, and snow storage provisions, are adequate for  
599 the proposed development.

600

601 The Board finds the erosion and sediment control plan meets the Town regulations and requirements.

602

603 The Board finds the architectural design requirements have been met.

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*D. Winterton motioned to agree with the above findings of fact for the revised industrial site plan for two contractor bay buildings 8,800 SF each (October 25, 2023), for BDD Realty LLC, 6 Eastpoint Drive, Map 49 Lot 5. Seconded by P. Scarpetti. Motion carried unanimously with a vote of 6-0.*

*D. Winterton motioned to access \$21,648.00 in impact fees for the revised industrial site plan for BDD Realty LLC, 6 Eastpoint Drive, Map 49 Lot 5. Seconded by S. Gilbert. Motion carried unanimously with a vote of 6-0.*

After review and deliberation of the application before the Board for BDD Realty, LLC, Map 49, Lot 5 located at 6 Eastpoint Drive, the Board finds the application has satisfied the general requirements of the Town of Hooksett Development Regulations, or in cases where the regulation could not be met, has satisfied the waiver requirements.

*Therefore, J. Sullivan motioned to approve the plan, pursuant to RSA 676:4, I, Completed Application, with the following precedent conditions, as well as the standard conditions subsequent:*

- 1. All review fees are paid in full.*
- 2. A single (22" x 34") mylar, 6 paper copies (22" x 34"), 1 paper copy (11' x 17"), and 1 digital PDF copy (CD, email, or flash drive), of the final plan are submitted to the Office of the Town Planner within the Community Development Department. If the applicant wishes to retain a signed copy, include additional copies. The above-mentioned copies shall be retained for Town records.*
- 3. All granted waivers shall be noted on the plan.*
- 4. All outstanding comments from the Town Engineer or the Fire Department shall be addressed to the individual department's satisfaction.*
- 5. All outstanding State and local permits shall be received and noted on the plan.*
- 6. Confirmation from Manchester Water Works and the Hooksett Wastewater Department shall be provided indicating that final utility print submissions have been reviewed and approved by their respective commissions and/or consulting engineers.*
- 7. The addition of the Time Limits for Fulfilling Conditions notes shall be placed on the cover sheet of the plan set.*
- 8. The Town of Hooksett's standard conditions subsequent related to items required by the applicant prior to construction and the issuance of a certificate of occupancy are inherent in this motion.*
- 9. The road name for the private road access off Londonderry Turnpike will need to be approved by the Town of Hooksett. The Town of Hooksett will not maintain the private way; a note to that effect should be added to the plan.*
- 10. A copy of the shared access agreement with the abutter to the north (63 Londonderry Turnpike) should be provided to the Town of Hooksett (condition subsequent).*
- 11. Addressing for the two new buildings will need to be approved by the Town of Hooksett and noted on the plan.*
- 12. If the contractor bays are intended to be sold individually rather than rented, the condominium documents shall be reviewed by the Town of Hooksett.*
- 13. Retrofit of the buildings will be required to accommodate a fire sprinkler system if the future tenant use(s) trip that requirement.*

650 **Seconded by D. Winterton. Motion carried unanimously with a vote of 6-0.**

651  
652 **6. RIDGEBACK SELF STORAGE, LLC represented by THE DUBAY GROUP, INC.**  
653 **1461 Hooksett Road**  
654 **Map 18 Lot 49-D**  
655 **Amended Commercial Site Plan**

656 **6A. Acceptance and action upon October 31, 2023, letter from Ridgeback Self Stor-**  
657 **age, LLC requesting withdrawal of the amended site plan application without prej-**  
658 **udice.**

659  
660 C. Stelmach: The applicant has withdrawn the application before the Board for the proposed bus park-  
661 ing for First Student.

662  
663 D. Winterton: Staff, can we make sure we are on the right page with what ‘without prejudice’ means  
664 and how that relates to this application?

665  
666 E. Robidoux: To withdraw a plan without prejudice means the applicant can come back for another  
667 plan for the same property. There are no findings of fact or anything on record to legally accept a with-  
668 drawal with prejudice. There have been no findings of fact to date. They would not come back for the  
669 same application but could come back with a different application.

670  
671 S. Gilbert: Are they planning to move forward with their approved site plan?

672  
673 E. Robidoux: That is status quo. They are finishing up on the plan they are working on and are looking  
674 for a tenant for the other half of the site.

675  
676 C. Stelmach: Would it be fair to ask that they put the buffer back by the mobile home park?

677  
678 E. Robidoux: Typically, landscaping is the last thing completed on the site. The approval for the previ-  
679 ous plan is already in place.

680  
681 S. Gilbert: Has the buffer been encroached on?

682  
683 E. Robidoux: They have not done work outside of their property. They went to the edge of their prop-  
684 erty line, but have not gone past it.

685  
686 P. Scarpetti: Have they done any work on the RV and boat storage?

687  
688 D. Pendergast: They haven’t done any work specific to that site. They use it as staging. They stockpile  
689 material there. They originally went in when they took down the scrub brush. More were taken down  
690 on the contractor bay site. There is nothing going on other than storage of materials.

691  
692 J. Sullivan: This would go back to the static application from before?

693  
694 D. Pendergast? They can store things and do things related to construction.

695

696 J. Sullivan: You said they can come back with another amended plan. If they came to get a plan  
697 amended would the whole process start again?

698  
699 E. Robidoux: Yes.

700  
701 D. Pichette Volk: Did the approval of the RV/boat storage call for paving of that area?

702  
703 D. Pendergast: Yes. We don't allow parking without paving.

704  
705 J. Sullivan: The original site plan had storage and three open bays. They asked to have an enclosed  
706 building and that was approved.

707  
708 D. Pichette Volk: Is there any requirement in the interim that area be paved?

709  
710 D. Pendergast: No.

711  
712 *J. Sullivan motioned to acknowledge receipt of the letter dated October 31, 2023, from Doug Mac-*  
713 *Guire, of The Dubai Group, representing Ridgeback Self Storage, LLC, 1461 Hooksett Road, Map*  
714 *18 Lot 49-D and to grant the request to withdraw the amended commercial site plan application be-*  
715 *fore the Board for the parking of school buses, without prejudice. Seconded by D. Winterton. Motion*  
716 *carried unanimously with a vote of 6-0.*

717  
718 **OTHER BUSINESS**

719  
720 **7. 35 EDGEWATER DRIVE, LLC**  
721 **35 Edgewater Drive**  
722 **Tax Map 5 Lot 54**  
723 **Request for One Year Extension of Approved Site Plan for Event Venue**  
724 **(Second Request)**

725  
726 P. Scarpetti stepped down due to being one of the applicants for this request. Ken Scarpetti was present.

727  
728 *J. Sullivan motioned to approve an additional one-year extension for the site plan approved origi-*  
729 *nally on November 15, 2021, for an event venue for 35 Edgewater Drive, LLC, 35 Edgewater Drive,*  
730 *Tax Map 5 Lot 54. The extension of the conditional approval will expire on November 15, 2024.*  
731 *Seconded by S. Gilbert. Motion carried unanimously with a vote of 5-0.*

732  
733 P. Scarpetti returned.

734  
735 **8. TOWN PLANNER UPDATES (E. Robidoux)**

736  
737 The zoning amendment subcommittee met and there is a list of proposed amendments to bring to the  
738 warrant. The amendments are additions of purpose statements to Articles in the Ordinance which lack  
739 purpose statements. The committee is hoping to bring the amendments to the board on December 4.  
740 The intent is to hold a public hearing on December 18.

741



742 Proposed changes to the Development regulations, MS4 updates, and post construction stormwater reg-  
743 ulation will be brought to the board in December.

744  
745 There will be a local concerns meeting on December 12 at 6:00 pm in the Cawley cafeteria to receive  
746 input and concerns about the Rt. 3A/Hackett Hill Road and Main Street intersections project.

747  
748 I had a meeting with the SNHPC regarding the master plan updates. They will have suggested changes  
749 back to us by the end of January. The plan is to hold a public hearing to adopt the plan in February. I  
750 am in the process of reviewing the draft chapters and would like to send any suggested changes to the  
751 Board for review – a few chapters a month. If there are no comments or other suggested changes, those  
752 amended chapters will go to public hearing.

753  
754 Dominos building: The plan is to start construction in Spring, 2024. The owner is actively marketing  
755 but does not have a tenant yet. We still have bonds in place.

756  
757 P. Scarpetti stated that Owens Marine now has boats and trailers in front of the mortgage company and  
758 there is supposed to be a 40' buffer. Mr. Scarpetti stated they have gone through it on all three sides. E.  
759 Robidoux stated she is concerned about access to the building in case of an emergency. She will bring  
760 this to the attention of Code Enforcement.

761  
762 The Heritage Commission will be proposing a draft to change the minimal requirements of the demoli-  
763 tion permit review.

764  
765 **ADJOURNMENT**

766  
767 ***S. Gilbert motioned to adjourn at 8:08 pm. Seconded by M. Somers. Motion carried unanimously***  
768 ***with a vote of 7-0.***

769  
770 **The next regularly scheduled meeting of the Planning Board will be held November 20, 2023 at**  
771 **6:00 pm.**

772  
773 **Respectfully submitted by,**

774  
775 **/s/ AnnMarie Scott**

776  
777 **AnnMarie Scott**  
778 **Recording Clerk**