

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, December 18, 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**

17

18 None

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20 **INTRODUCE MEMBERS OF THE BOARD**

21

22 **PRESENT: Mike Somers (Vice-Chairman), D. Winterton, Robert Duhaime, Sheena Gilbert, and**
23 **James Sullivan (Town Council Representative)**

24

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

26

27 **EXCUSED: Chris Stelmach (Chairman) and Paul Scarpetti**

28

29 **NOT PRESENT:**

30

31 **STAFF:**

32

33 **D. Russel will be a voting member this evening.**

34

35 **APPROVAL OF MINUTES 12/04/2023**

36

37 ***D. Winterton motioned to approve the minutes of the December 4, 2023 Planning Board meeting.***
38 ***Seconded by D. Russel. S. Gilbert abstained due to not reviewing the minutes and D. Pichette Volk***
39 ***was not present at the December 4, 2023 Planning Board meeting. Motion carried unanimously***
40 ***with a vote of 6-0.***

41

42 **APPOINTMENTS**

- 43 **1. ALL AROUND TOWING AND RECOVERY LLC**
44 **1194 Hooksett Road**

Map 34 Lot 25
Performance Zone Occupancy

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47
48 Andrea Lucien (co-owner): We are looking to move our tow business to Hooksett Road and were told
49 we need to come in front of you in order to do that. We are currently towing from apartment complexes
50 but are looking to move forward with police calls. We have signed up for Candia and Allenstown and
51 have a few more things to do to be able to sign up for Hooksett. With apartment complexes, we tow
52 cars that don't have a sticker or are not authorized to be there. They are usually released the next day or
53 within that same day. We haven't started the police calls yet. That will be more like accidents and
54 things like that.

55
56 M. Somers: Do you own the property?

57
58 A. Lucien: We don't own the property but are looking to buy it.

59
60 Joseph Anderson (co-owner): We are renting it until hopefully this gets through and we would like to
61 buy it.

62
63 R. Duhaime: Unfortunately for you tonight we don't have any staff. We are missing our Town Planner
64 and we don't even have our Code Enforcement Officer. I have sat on board for several years along with
65 a few other members. This is almost a redevelopment of a site. This was car sales for years. Now you
66 are doing a whole different thing. The first thing I would put on our new Town Planner is an inspection
67 of the site. You go to the existing plan and what was approved initially, make sure everything is there
68 that was supposed to be there, you probably don't know all of the rules of the PZ. We are trying to get
69 street lined trees along the corridor. The road is supposed to be widened this coming year but now they
70 pushed off the plans. You can see how the house sits on the property lines. I thought that house was
71 empty and the lot was vacant. The state owns a good section of that roadway. The state is going to be
72 coming back to widen that. It is going to be four lanes with a turning lane in the middle. They are going
73 to change the front of that site. The other thing is you are next to a dangerous intersection. the state
74 would probably not give you a driveway permit. I looked there is no update with landscaping. The state
75 would probably not give you a driveway permit or any changes because they want you to turn onto the
76 other intersection because they want to narrow the turns on and off on that road. I look at this plan and
77 there is nothing here. There is no update on landscaping. It is an old house. You almost have to get an
78 engineer to consult with you. At this time, I am not ready to make any decisions, especially without
79 staff or inspection of the site; meeting you on site, going over any improvements you are going to do.
80 That is the idea of a change of use. If you were going to make it a car lot, because it was a car lot you
81 can do that. Now you are going to run a 24 hour towing company. That changes the hours of use. That
82 is a substantial enough change to me that you are going to have to do some improvements and I am
83 looking at a plan where I don't see any improvements. I don't know what you are going to do but I ha-
84 ven't inspected that parking lot or fencing and the fire department has to look at this. There are all new
85 codes. Technically we could make you do a whole revamp on the site plan to bring it all up to code
86 which would cost you a small fortune. You are better off to tear that building down and put a new one
87 up. We will work with you. We want business in town.

88
89 J. Sullivan: If we read the information, staff recommendation is there may be some the proposed uses
90 would be subject to planning board review and approval and staff is going to be recommending minor

91 site plan changes. Tonight, staff recommends the Planning Board discuss the current and future plans
92 with the applicant so the applicant can know what we are looking for.

93
94 M. Somers: This is a conceptual discussion. This is their business concept. They are looking for con-
95 structutive feedback from us on how they should amend the site plan and how they could amend it to
96 make it equitable. We should share our concerns and our feedback. For example, the driveway should
97 probably move to the other side.

98
99 R. Duhaime: We have run into this before. They are talking about widening the road and you should
100 know where that is happening.

101
102 J. Anderson: The pool place showed us.

103
104 M. Somers: Does this meet the set back requirements as they are now versus what they were in 1991?

105
106 S. Gilbert: What are your thoughts about the site that exists and what are you thinking. Are you plan-
107 ning to keep the house or the fencing?

108
109 R. Duhaime: That is in the description.

110
111 M. Somers: What would the hours of operation be? Describe your business a little more for us.

112
113 J. Anderson: It is a 24 hour tow company. If I get a call I need to go.

114
115 M. Somers: What are your busiest times of the day?

116
117 A. Lucien: We have one apartment complex we can't start towing until after 6pm and the other is 24
118 hours but there is usually nothing in there during the day. About 9pm is when we could go in there.

119
120 M. Somers: So outside of rush hour traffic?

121
122 A. Lucien: Yes.

123
124 D. Winterton: We are glad you are here and we will do everything we can to help you work this out
125 within the restrictions we are all faced with. if you get a call at 3am is there a beep you get at home and
126 then you go. Is there someone on staff?

127
128 J. Anderson: We live in Epsom.

129
130 D. Winterton: What is the procedure? Is there someone at the business 24 hours a day?

131
132 A. Lucien: No.

133
134 D. Winterton: You get a call and jump in your truck and go where you have to go?

135
136 A. Lucien: Yes. Our drivers take our trucks home.

137

- 138 D. Winterton: Where you are coming from isn't material to us?
139
- 140 A. Lucien: Correct. Our drivers usually take our trucks home so if they get a call they can just go.
141
- 142 D. Winterton: How many trucks do you have now?
143
- 144 A. Lucien: Four.
145
- 146 D. Winterton: Would this allow you to get bigger and have more trucks?
147
- 148 A. Lucien: Yes. The lot we currently have in Manchester is very small. We are looking to expand.
149
- 150 D. Winterton: If you have more trucks you would probably get more drivers.
151
- 152 A. Lucien: Yes.
153
- 154 D. Winterton: That is a good thing.
155
- 156 J. Anderson: I currently leave trucks at the Manchester lot and in Hooksett.
157
- 158 D. Winterton: We can't do much tonight. We are short of staff and I apologize for that. I would sug-
159 gest you sit down with the Town Planner and Code Enforcement Officer and figure out what you want
160 to do. You may have to find some engineering help to make this happen.
161
- 162 A. Lucien: I spoke with the Code Enforcement Officer and he gave me a list of people who do site
163 plans and I spoke with the Fire Department and they told us what we need to do inside.
164
- 165 M. Somers: Are you getting rid of the trailer?
166
- 167 J. Anderson: I am. It is already gone. It is just the frame now and I am sending that to the scrap yard.
168
- 169 S. Gilbert: I think it would be a good idea to reach out to the state in conversation to see how much
170 land you would lose before making any site plans. I would say start there because that may change your
171 entire structure and it may not work for you anymore. I hope that it does work. I want to see you here
172 and I think this would be a good location for this business. The roundabout would be there and it would
173 make sense for you to get in and out if you can make your driveway make sense for that. I hope we can
174 find a way to make it work. I like to see new young business owners come to town.
175
- 176 D. Winterton: I would work with town staff and the state as much as you can before you hire someone
177 for this. Once you hire someone it can get expensive. Use as many of the the resources as you can and
178 have them try to guide you and then find someone to help you the rest of the way. Do you have a dead-
179 line?
180
- 181 J. Anderson: We are supposed to already be in there. I was told I was allowed to be in there and start
182 the business and then I find out we have to take all of our vehicles off of the property right away.
183
- 184 A. Lucien: It was a very big misunderstanding between the landlord and the town.

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S. Gilbert: I am so sorry. That is very unfortunate.

D. Winterton: You are renting it now?

J. Anderson: Yes and I can't use it.

D. Pichette Volk: Is the intention to retain that property through a lease or are you looking to buy?

A. Lucien: We were looking to buy the facility but we want to make sure we can utilize it before we move that far.

J. Anderson: Our neighbor showed us the site plan and said they are going to be cutting half of the front of the building off so we figured we should come to the town to see what is going on.

D. Pichette Volk: What is the duration of the lease you signed now?

A. Lucien: It is currently a 5 year lease but we were looking to buy within 3 months.

R. Duhaime: We are going to be looking for landscape improvements, lighting, and some sort of updates. It hasn't been mentioned about bringing vehicles on-site and doing maintenance. You need a retention pond and a place for oil to settle. Once you start doing something like that on site you are opening up a large expense. The first thing is you are trying to go 24 hours and putting pressure on the site. Now you want to start storing vehicles on the site and working on them. Let's say this goes through and it gets approved and someone want to buy it. You could sell it and because we gave you the approvals, a new buyer could do the same thing on the lot. That is why the board gets into the little details. It is not to sway businesses from moving to town. As the impact of the property changes, especially if it grows, there are more things that have to be in code. As I mentioned servicing vehicles on that site.

J. Anderson: We won't be working on any cars there.

R. Duhaime: There was mention in the application of onsite repairs to company vehicles.

J. Anderson: We won't be doing that. I have my own shop in Manchester.

M. Somers: You have information from us. The next step for you is to work with the Town Planner and Code Enforcement Officer. I think it is important you get details on where the road is going to be. It sounds like you might be losing all of your frontage and potentially part of the building. Can we encourage you to take those next steps and hopefully we get to see you back with something further in the planning process.

No. 9 will be the next item discussed.

SCHEDULE PUBLIC HEARINGS

- 2. Proposed amendment to the Town of Hooksett Development Regulations, Part I, General Development Regulations, Section 17, Demolition Regulations**

232 *J. Sullivan motioned to schedule a public hearing for January 22, 2024 to review proposed amend-*
233 *ments to the Town of Hooksett Development Regulations, Part I, General Development Regulations,*
234 *Section 17, Demolition Regulations. Seconded by S. Gilbert. Motion carried unanimously with a*
235 *vote of 6-0.*
236

237 **3. Proposed amendments to the Town of Hooksett Zoning Ordinance:**

238 **a. Article I, Preamble**
239

240 *D. Winterton motioned to schedule a public hearing for January 8, 2024 to review proposed changes*
241 *to the Town of Hooksett Zoning Ordinance, Article 1, Preamble, to revise the existing Preamble*
242 *statement. Seconded by R. Duhaime. Motion carried unanimously with a vote of 6-0.*
243

244 **b. Article 4, Low Density Residential District**
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246 *D. Winterton motioned to schedule a public hearing for January 8, 2024 to review proposed changes*
247 *to the Town of Hooksett Zoning Ordinance, Article 4, Low Density Residential District, to add a pur-*
248 *pose statement to the beginning of the Article. Seconded S. Gilbert. Motion carried unanimously*
249 *with a vote of 6-0.*
250

251 **c. Article 5, Medium Density Residential District**
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253 *D. Winterton motioned to schedule a public hearing for January 8, 2024 to review proposed changes*
254 *to the Town of Hooksett Zoning Ordinance, Article 5, Medium Density Residential District, to add a*
255 *purpose statement to the beginning of the Article. Seconded S. Gilbert. Motion carried unani-*
256 *mously with a vote of 6-0.*
257

258 **d. Article 5-A, Urban Density Residential District**
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260 *D. Winterton motioned to schedule a public hearing for January 8, 2024 to review proposed changes*
261 *to the Town of Hooksett Zoning Ordinance, Article 5-A, Urban Density Residential District, to add a*
262 *purpose statement to the beginning of the Article. Seconded S. Gilbert. Motion carried unani-*
263 *mously with a vote of 6-0.*
264

265 **e. Article 6, High Density Residential District**
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267 *D. Winterton motioned to schedule a public hearing for January 8, 2024 to review proposed changes*
268 *to the Town of Hooksett Zoning Ordinance, Article 6, High Density Residential District, to add a*
269 *purpose statement to the beginning of the Article. Seconded S. Gilbert. Motion carried unani-*
270 *mously with a vote of 6-0.*
271

272 **f. Article 9, Manufactured Housing Parks**
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274 *D. Winterton motioned to schedule a public hearing for January 8, 2024 to review proposed changes*
275 *to the Town of Hooksett Zoning Ordinance, Article 9, Manufactured Housing Parks, to add a pur-*
276 *pose statement to the beginning of the Article. Seconded S. Gilbert. Motion carried unanimously*
277 *with a vote of 6-0.*
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g. Article 10, Commercial Districts

D. Winterton motioned to schedule a public hearing for January 8, 2024 to review proposed changes to the Town of Hooksett Zoning Ordinance, Article 10, Commercial Districts, to add a purpose statement to the beginning of the Article. Seconded S. Gilbert. Motion carried unanimously with a vote of 6-0.

h. Article 11, Industrial Districts

D. Winterton motioned to schedule a public hearing for January 8, 2024 to review proposed changes to the Town of Hooksett Zoning Ordinance, Article 11, Industrial Districts, to add a purpose statement to the beginning of the Article. Seconded S. Gilbert. Motion carried unanimously with a vote of 6-0.

i. Article, 20, Signs, and Section A, Permit Required

D. Winterton motioned to schedule a public hearing for January 8, 2024 to review proposed changes to the Town of Hooksett Zoning Ordinance, Article, 20, Signs, to add a purpose statement to the beginning of the Article, and to amend Section A, Permit Required, to clarify waivers for signs located in the Route 3 Corridor PZ District are granted by the Planning Board. Seconded S. Gilbert. Motion carried unanimously with a vote of 6-0.

j. Article 27, Accessory Dwelling Units, Section C, General

D. Winterton motioned to schedule a public hearing for January 8, 2024 to review proposed changes to the Town of Hooksett Zoning Ordinance, Article 27, Accessory Dwelling Units, Section C, General, to amend where access to the ADU is permitted. Seconded by S. Gilbert. Motion carried unanimously with a vote of 6-0.

k. Create new Article, Portable Storage Structures

D. Winterton motioned to schedule a public hearing for January 8, 2024 to review proposed changes to the Town of Hooksett Zoning Ordinance, to create a new Article titled Portable Storage Structures. Seconded by S. Gilbert. Motion carried unanimously with a vote of 6-0.

PUBLIC HEARINGS

- 4. Proposed amendment to the Town of Hooksett Development Regulations, Part I, General Development Regulations, 11.12 (4)(g) and Part III, Site Plan Regulations, 3.05, Commercial Architecture Requirements, Roof Materials and Roof Pitch.**

Open public hearing.
Open public comments.
No public comments.
Close public hearing.

324 *J. Sullivan motioned to approve the proposed amendment to the Town of Hooksett Development*
325 *Regulations, Part I, General Development Regulations, 11.12 (4)(g) and Part III, Site Plan Regula-*
326 *tions, 3.05, Commercial Architecture Requirements, Roof Materials and Roof Pitch. The proposed*
327 *amendments will be effective immediately. The purpose of the amendments is to bring the Town of*
328 *Hooksett Development Regulations into compliance with the EPA MS4 Permit. Seconded by D. Win-*
329 *terton. Motion carried unanimously with a vote of 6-0.*

330
331 **5. Proposed amendment to the Town of Hooksett Development Regulations, Part IV, Appen-**
332 **dices, to add Appendix VII, Hooksett Post-Construction Stormwater Management Stand-**
333 **ards**

334
335 Open public hearing.
336 Open public comments.
337 No public comments.
338 Close public hearing.

339
340 *D. Winterton motioned to approve the proposed Town of Hooksett Post Construction Stormwater*
341 *Management Standards as an Appendix to the Development Regulations. The Standards will be ef-*
342 *fective immediately. The purpose of the amendment is to bring the Town of Hooksett Development*
343 *Regulations into compliance and to address violations of the Clean Water Act. Seconded by XX.*

344
345 J. Sullivan: This is for the development not the town itself.

346
347 **Motion carried unanimously with a vote of 6-0.**

348
349 **6. Proposed amendment to the Town of Hooksett Zoning Ordinance, Article 2, Districts, to**
350 **amend the Zoning Map, by moving Map 33, Lot 3, 53 Martin's Ferry Road from the**
351 **Mixed-Use District 4 to the Medium Density Residential District.**

352
353 Open public hearing.
354 Open public comments.

355
356 Carolyn Cronin (53 Martins Ferry Road): wanted to thank the board for accepting their letter request-
357 ing the zoning change. They believe it would be a great thing for preserving the history of house and
358 the neighborhood. Matt is also here. If anyone has any questions we are here. The two houses across
359 the street are zoned MDR. Ours is mixed use. It will extend the MDR one lot to cover our lot, and is
360 not spot zoning.

361
362 J. Sullivan: It will be beneficial to securing the Heritage Commission for a building of significance.

363
364 Close public comments.
365 Close public hearing.

366
367 *D. Winterton motioned to recommend the proposed change to the Town of Hooksett Zoning Ordi-*
368 *nance, amending Article 2, Districts, Zoning Map by moving Map 33, Lot 3 (53 Martin's Ferry*
369 *Road) from the Mixed Use District 4 to the Medium Density Residential District and to move the pro-*
370 *posed amendment to the March ballot. The purpose of the proposed amendment is to allow the lot to*

371 *be more consistent with other lots and uses in the neighborhood. Seconded by S. Gilbert. Motion*
372 *carried unanimously with a vote of 6-0.*

373
374 **7. Proposed amendment to the Town of Hooksett Zoning Ordinance, Article 3, General Pro-**
375 **visions, Section J, to require building lots to have contiguous frontage on a public street.**
376

377 Open public hearing.
378 Open public comments.
379 No public comments.
380 Close public hearing.

381
382 *D. Winterton motioned to approve the proposed amendment to the Town of Hooksett Zoning Ordi-*
383 *nance, Article 3, General Provisions, Section J, to require building lots to have contiguous frontage*
384 *on a public street and to move the proposed amendment to the March ballot. The purpose of the pro-*
385 *posed amendment is to prevent the creation of odd shaped or “flag” lots, to promote more orderly*
386 *development of the town. Seconded by S. Gilbert. Motion carried unanimously with a vote of 6-0.*
387

388 **8. Proposed amendments to the Town of Hooksett Other Ordinance #00-7, Floodplain Devel-**
389 **opment Ordinance, as necessary to comply with the requirements of the National Flood**
390 **Insurance Program.**
391

392 Open public hearing.
393 Open public comments.
394 No public comments.
395 Close public hearing.

396
397 *D. Winterton motioned to approve the proposed amendments to the Town of Hooksett Other Ordi-*
398 *nance #00-7, Floodplain Development Ordinance as necessary to comply with the requirements of*
399 *the National Flood Insurance Program and to move the proposed amendments to the March ballot.*
400 *The purpose of the proposed amendments is to bring the Town of Hooksett Floodplain regulations in*
401 *compliance with National Flood Insurance Program requirements. Such compliance ensures the*
402 *community remains eligible to participate in NFIP. Seconded by S. Gilbert. Motion carried unani-*
403 *mously with a vote of 6-0.*
404

405 **COMPLETENESS REVIEW & PUBLIC HEARING**

406 **9. TIM T. & KESTON BEAUREGARD represented by THE DUBAY GROUP**
407 **1385 Hooksett Road**
408 **Map 18 Lots 30, 31 & 31A**
409 **Lot Consolidation & Lot Line Adjustment, Associated Performance Zone Waiver Re-**
410 **quests**
411

412 Doug MacGuire (The Dubai Group): We are here for a lot-line adjustment. This is regarding The
413 Park Place commercial suites and residences at Park Place project located at 1385 Hooksett Rd. We
414 came before you to propose a mixed use development. Wayne Kenney was the applicant and devel-
415 oper. Wayne knows how to build residential structures. He was not as experienced in the commercial
416 component and did not have a specific user at the time. The way the approval was left was that if and
417 when a commercial user was obtained we would return to the board and give you updates, show you

418 architectural elevations, and any changes and allow the Board the opportunity for discussions with that
419 builder. We are not here for that tonight but will see you soon for that meeting. We are here to request
420 that the Board consider a sub-division of the property. The reason why is because Wayne has come into
421 an agreement with Tim who is the owner of Platinum Equipment across the street. Tim is looking to
422 expand his portfolio in Hooksett. Initially he wanted to have some potential influence as to what that
423 commercial building would look like and he came into a negotiations with Wayne. Tim is looking to
424 move forward with the project. He is our commercial guy to round this project out. When they got into
425 their bank financing and negotiations, they were strongly encouraging by the banking to have a sub-
426 division if it was possible. We are proposing a lot-line adjustment. The entire parcel is made up of three
427 separate lots. From a legal standpoint, our intention would be to eliminate Lot 31-A and do a lot-line
428 adjustment between 30 and 31. That line would be put on the plan that we have proposed. We are only
429 here for the lot-line adjustment. What I handed out is to give you an update in the context. We will be
430 coming back for the site plan hearing. This is step one. If the Board is not able to work with us on this
431 then the project with Tim cannot move forward. I handed you the site plan sheet, the cover sheet, and
432 the grading and drainage sheet of what you conditionally approved. Following that is what we are pro-
433 posing. You will see some minor changes to the commercial component to get more parking. The resi-
434 dential component stayed the same. Due to the reconfiguring of the parking we had to modify the
435 drainage. We went from having an open pond to an underground infiltration system of which Tim was
436 willing to invest in to get the extra parking spaces. This is going between the uses. Nothing shifted. The
437 building are still right where they were. This is a by-right lot-line adjustment. I have two waiver re-
438 quests I would like to discuss. We are going to need those waivers because of where we are putting this
439 sub-division line and what was originally approved. Rather than wait for the next hearing relative to the
440 site plan, these waivers are related to the implementing of the lot-line where it is. We are creating our-
441 selves some set-back waivers that we would need because of where we are putting the line. It wasn't a
442 factor when there wasn't a lot-line there. The separation is related to the building height and that trig-
443 gers the need for a waiver. We want to be up front and make sure the Board would be comfortable with
444 being able to grant those waivers so we didn't continue the process too far. We are planning to come in
445 next month with the site plan amendment. There is a landscape buffer waiver as well. Nothing is
446 changing along the frontage, along the perimeter, or in-between the buildings. When the lot line gets
447 added in, you need to have a minimum of 10' of green between the two parking lots. We have 8' which
448 is what we had when it was approved before. We would like the board to consider those waivers and
449 vote on the lot-line adjustment.

450
451 J. Sullivan: It looks like there are three requests. A lot-line adjustment and the two waivers. To me do-
452 ing the lot-line adjustment makes sense. By doing this it seems it may promote the development of the
453 front piece quicker than the plan because the plan was to do the back separate and do the front after the
454 back was done. Would this speed up the development of the front piece?

455
456 D. MacGuire: Yes. What we would be positioned to do with the revision of the site plan would be to
457 eliminate the phasing requirement. They would be working on the site together. Tim is in discussions
458 with the contractor who is working on the residential component. It would hopefully be seamless and
459 they would move right along. This would allow Tim to be able to move forward. We assumed we could
460 do something like a condominium ownership but there are a lot of legalities because it is residential and
461 commercial and they are being advised it really needs to be a sub-division.

462
463 R. Duhaime: We are glad to have you in town. When we approve things and something changes, what
464 was granted on the first site is being changed. You have a residential use in the back and commercial in

465 the front. The landscape screen needs to be with the commercial site because it is buffering the residen-
466 tial. The elevations are changing so you might have to update the landscape plan with the elevations
467 because he has changed the parking lot. The biggest thing is how it was approved. We were granting
468 the ability to get the residential site. We allowed him to do that and now we are going to grant waivers
469 to the commercial lot. The commercial is what we really wanted. We could get residential. I don't want
470 to impede the commercial development so you are playing my cards in my hand and now I don't know
471 which way I'm going. It's a timing thing.

472
473 D. MacGuire: What we are asking for relief on, is not taking away or reducing in any what was already
474 approved.

475
476 R. Duhaime: The approvals were on the parent lot, the whole lot. I granted the back lot to help you get
477 the front lot and now he is going to sell the front lot. That benefits him but the whole idea is I don't
478 want to impede the development of the front which is what I wanted in the first place.

479
480 D. MacGuire: This doesn't do away with the requirements the Board put in place. We can only build
481 these two buildings and that's it until this is done and he still has to do the landscaping improvements.
482 Our site plan is locked in. He would not be comfortable selling this piece unless he knew he could build
483 the rest of his residential units.

484
485 R. Duhaime: There is an amended site plan and now we are sub-dividing. For now the sub-division lot
486 is not being sold. Will it be his amended site plan or a totally different site plan?

487
488 D. MacGuire: It is going to be the amended site plan that we have already done. It will be this plan.
489 What you see is what we are submitting. We are fine knowing that if there was some stipulation put in
490 that the lot-line adjustment is approved based upon this site plan. We are amending the site plan that
491 the Board had in place. It is not going to eliminate the restriction he has on this property unless you
492 agree to it. This is an exercise for ownership and legalities. We knew there were going to potentially be
493 two users on this property and were up front talking about it. We stated Wayne was looking for a user
494 to bring in and that is why we didn't have elevations, etc. Now we have our guy. We are going to be
495 coming in so the Board can weigh in on the plan.

496
497 R. Duhaime: You were mentioning changing retention ponds so parking can be added.

498
499 D. MacGuire: The entrances are the same location. He is proposing to change the shape of the build-
500 ing. This was a 10,000 sq. ft. footprint. We reduced the size of that and are proposing it to be a 2-story
501 8,000 sq. ft. footprint x 2. The buffering is staying the same. The same plantings that have been ap-
502 proved, we are trying to keep. The only reason we are requesting a waiver is because we are adding a
503 line. The street scape will be the same. At the TRC meeting Bruce Thomas suggested we close off and
504 pipe as opposed to doing a swale which is better. Overall, it is the same. If we can't sub-divide Tim is
505 out and Wayne will have to look for something else.

506
507 R. Duhaime: You are going to amend the site plan to what he is looking for.

508
509 D. MacGuire: We are going to be coming in next month for that site plan. I don't think the Board is
510 going to have an issue because everything is similar, but you are still going to have an opportunity to
511 review that and if you don't like what we are proposing you can make changes.

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*D. Winterton motioned to accept jurisdiction of the lot consolidation & lot line adjustment, and associated performance zone waiver requests for Tim T. & Keston Beauregard represented by The Dubai Group, 1385 Hooksett Road, Map 18 Lots 30, 31 & 31A. Seconded by D. Russel. **Motion carried unanimously with a vote of 6-0.***

Open public hearing.
Open public comments.

James Royce Andrews (1465 Hooksett Rd., Granite Hill): How would increasing the square footage affect the parking requirements? If you are increasing it by 60 percent would that scale appropriately and would that affect the amount of traffic coming into that new section?

M. Somers: Those questions are going to be best asked at the review when they come in with their amended site plan. For today's purposes we are talking about a lot-line adjustment and the two waivers they are requesting. In a future meeting that is when we will get into those questions and when we should have that discussion.

Jolene Archambeault: Coming out of that road is difficult in the morning. There is a telephone pole and trees that make it hard to see coming out of that road. I used to go down there and cut the shrubs so that people could see on the street. I am in favor of trees, but in this location if you put trees there it will be hard for cars to see going in and out from that street.

D. Winterton: The work you did clearing the view was that on the part that no one was taking care of?

J. Archambeault: Yes. I think things will be better if there is an approved lot and someone there to take care of it. I like how the shrubs are tucked in. The sub-division looks good.

J. Sullivan: Does the increased square footage and number of parking spaces have any impact on the state's requirements?

D. MacGuire: We talked about this at TRC. We are closing up a lot of existing curb cuts that were on the main road and our traffic will come onto the existing curb cuts of Dartmouth and Hunt. These are not intended to be intensive uses. The improvements that are in the DOT right-of-way are all that can be done. You have your center turn lane, but you don't have the real estate to widen your side street approaches. Short of putting in a traffic signal, which DOT would never support, there is not a lot that can be done. There will be delays on the side road, but this will not be an intense use. He is proposing to do a retail component on the first floor and some professional offices on the second floor. The additional square footage will not be a huge traffic generator. There are no new curb cuts proposed so the state would not have to look at it.

Close public comment.

S. Gilbert: Irrelevant of who owns which parcel these two lots will still be held to the same site plan that has already been submitted. If we approve this does the process start over? I am concerned about the procedural portion of this. Are both owners now bound to this site plan?

559 D. MacGuire: Yes. It could be amended but you might not approve it. Wayne is aware that his success
560 for his remaining residential component is tied to this site plan. Wayne and Tim will be together until
561 that is approved. Tim could not go any further until we knew this sub-division would be permitted.
562

563 R. Duhaime: Do you need the waivers tonight? I feel like I am conditionally approving this. I would
564 like to see it first.
565

566 D. MacGuire: Whatever you are waiving you would be waiving something specific. We are required to
567 have 10' of separation between parking lot to parking lot and we are asking for 8'. As far as the build-
568 ing height we are looking for relief because the height of the second commercial building would go
569 over the set-back.
570

571 R. Duhaime: The zoning for Article 2 says "allow pavement within the site landscape buffer." It mat-
572 ters to me where it is. I don't have a problem allowing it but would like to see it.
573

574 D. MacGuire: I brought that with me and we could talk about it. The intent is that the waivers would
575 have to be able to happen for the site plan to move forward so we are looking for clarification. The PZ
576 is different because the jurisdiction falls with the Planning Board. At the start of this project, we came
577 in conceptually and asked for a waiver on the mixed use component without doing any design. I was
578 hoping you would able to look at these waivers because you have done waivers like this before.
579

580 R. Duhaime: I want less residential, more commercial. I don't have an issue and would just like to see
581 the specifics.
582

583 D. Winterton: The flavor of the Board is very supportive of that you are trying to do. I would say move
584 forward with the lot-line adjustment.
585

586 Close public hearing.
587

588 *After review and deliberation of the lot line adjustment application before the Board for Park Place*
589 *Community LLC, and Tim T. & Keston Beauregard, Map 18 Lots 30, 31 & 31A, 1385 Hooksett*
590 *Road, the Board finds the application has satisfied the general requirements of the Town of*
591 *Hooksett Development Regulations.*
592

593 *J. Sullivan motioned to grant the lot consolidation & lot line adjustment for Tim T. & Keston*
594 *Beauregard represented by The Dubai Group, 1385 Hooksett Road, Map 18 Lots 30, 31 & 31A with*
595 *the following conditions: 1) All review fees are paid in full; 2) A single (22" x 34" mylar, 6 paper*
596 *copies (22" x 34"), 1 paper copy (11" x 17"), and 1 digital PDF copy (CD, email, or flash drive), of*
597 *the final plan are submitted to the Office of the Town Planner within the Community Development*
598 *Department. If the applicant wishes to retain a signed copy, include additional copies. The above-*
599 *mentioned copies shall be retained for Town records; 3) All outstanding State and local permits (as*
600 *applicable) shall be received and noted on the plan; 4) The addition of Time Limits for Fulfilling*
601 *Conditions note shall be placed on the cover sheet of the plan set; 5) Deed references shall be up-*
602 *dated in the plan set and a copy of the deeds provided to the Community Development office; 6)*
603 *Amend the approval expiration statement (Sheet 3, Note 7) to reflect 5 years. Seconded by D. Winter-*
604 *ton. Motion carried unanimously with a vote of 6-0.*
605

606 ***S. Gilbert motioned to table the waivers until the hearing for the amendment of the site plan.***

607

608 D. MacGuire: The reason we are getting a setback item is because Tim is proposing a 2 story slightly
609 smaller footprint. I think there a lot of reasons that it isn't an issue being that it is sitting 8' lower than
610 the townhouse and other reasons. Is anyone adamantly against a 2-story building in this location versus
611 a 1-story building?

612

613 R. Duhaime: The elevation of the building changes the requirements. I am not against it and look for-
614 ward to seeing your amended site plan.

615

616 It was a board consensus that no board member is against a 2-story building or the set-back.

617

618 ***D. MacGuire withdrew the waivers without prejudice and is choosing to submit them as part of the***
619 ***site plan.***

620

621 **OTHER BUSINESS**

622

623 **10. TOWN PLANNER UPDATES**

624

625 No Town Planner updates as the Town Planner was not in attendance.

626

627 **11. D. WINTERTON FAREWELL**

628

629 S. Gilbert: Don, thank you for all of your time with us. I have learned a great deal from you and it has
630 been a pleasure.

631

632 D. Winterton: That is very nice. I appreciate it.

633

634 S. Gilbert presented D. Winterton with a gift from the Planning Board for his service.

635

636

637 **ADJOURNMENT**

638

639 ***J. Sullivan motioned to adjourn at 7:18 pm. Seconded by S. Gilbert. Motion carried unanimously***
640 ***with a vote of 6-0.***

641

642 **The next regularly scheduled meeting of the Planning Board will be held January 08, 2024, at**
643 **6:00 pm.**

644

645 **Respectfully submitted by,**

646

647 **/s/ AnnMarie Scott**

648

649 **AnnMarie Scott**

650 **Recording Clerk**