

47 side now. The piece sticking out is already there. The walls closest to the building are being
48 added to enclose the first two pieces. The existing 4' knee wall is being removed. The
49 improvements already done to the parking lot are not part of this. That has already been done.
50 There is no need for a site plan review because of what we are doing.

51
52 D. Russel: The blue doors are roll up doors so there is exterior construction being done. They
53 have to cut the outside of the building.

54
55 Attorney Bisson: The entrances and exits are all in the same place. Some are getting bigger and
56 some are getting consolidated. There is construction happening.

57
58 D. Russel: Regarding the knee wall, I see the other white wall standing.

59
60 Attorney Bisson: That is not the knee wall. It is not shown because that is the after photo. The
61 two panels are new.

62
63 J. Sullivan: An outside wall is being added.

64
65 D. Russel: Will there be different types of lighting? On the old Kmart there was lighting. I don't
66 see lighting in the new picture.

67
68 Attorney Bisson: There is already lighting in the parking lot that has been improved. My
69 understanding is exterior lighting on the building is not changing.

70
71 R. Duhaime: The blue doors are new doors? I thought it was just paint.

72
73 Attorney Bisson: They are rolled doors.

74
75 R. Duhaime: Those are all doors that you are adding to the back of the building?

76
77 Attorney Bisson: Yes.

78
79 R. Duhaime: This is a substantial amount of construction. In the picture it looks like there are
80 plantings in the front of the building. Are those going in or just for graphics? I don't see any
81 bollards, safety signs, or anything showing a traffic pattern. We do not have any report from
82 Code Enforcement. They put large air conditioning units up on the roof that are a lot taller than
83 they were before. We usually screen those. Today there is an excavator there. The Planning
84 Board is not aware if they have gotten a permit. How many doors are in the back of the building?

85
86 J. Sullivan: There are 23.

87
88 S. Gilbert: Some are existing but there are now more.

89
90 R. Duhaime: The knee wall is gone and the traffic pattern is changing.

91

92 D. Russel: If plantings are going in they have to cut the asphalt. Where the other wall is there
93 was fencing. Is that going to be a drive thru to the right of that wall? It shows as open. It looks
94 like it created an underpass.

95
96 Attorney Bisson: You will be able to drive through. Vehicles will be able to move through
97 where there are no fences.

98
99 C. Stelmach: Will there have to be traffic delineation to tell drivers what the entrance and exits
100 are?

101
102 D. Russel: It just shows as an open door.

103
104 E. Robideaux: The Development Regulations state that the Planner determines if there is an
105 increase in intensity of use. Staff determined this is not something that required a site plan
106 review. If they were breaking the Kmart into six units that would be a whole different thing. The
107 traffic report supports the traffic counts are lower. To me this is a less intense use than was
108 previously there. Because it is in the PZ it came to the Planning Board to review the facade.

109
110 C. Stelmach: Even with cutting the door openings and putting in the doors it doesn't require a
111 site plan review?

112
113 E. Robideaux: All of that falls under the purview of the Code Enforcement Officer. If the Board
114 agrees with the facade the other items are building code related items.

115
116 J. Sullivan: What is the threshold on the amount of changes?

117
118 E. Robideaux: The square footage of the unit is not changing. You are looking at the facade. If
119 the amount of square feet is changing that is different and would need a site plan review.

120
121 R. Duhaime: There are standards for the PZ.

122
123 S. Gilbert referenced Article 10-A, Section B(4) and Sections C(2), (3) and (4) of the regulations.

124
125 Attorney Bisson: There is obviously an agenda here beyond this building.

126
127 C. Stelmach: The doors are for outside cubicles only?

128
129 Attorney Bisson: Yes.

130
131 C. Stelmach: Are the shrubs in the rendering being added?

132
133 Attorney Bisson: Do you want shrubs? If they are creating an issue we won't put them in. If you
134 want shrubs we will add them, but I don't want to add them if they are going to create a problem.
135 You don't like the aesthetics. In my opinion this is an improvement over what is there now. You
136 can say you want a full site plan review but the applicant won't take that so well. We are trying
137 to improve this building so that when we pay taxes we will get a benefit. This is not the people's
138 republic of Hooksett.

139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185

J. Sullivan motioned that 8 doors be removed off the back, the plantings described on the picture are maintained, tree beds and two trees are added to three parking spaces in front of building. Seconded by D. Pichette Volk for discussion.

J. Sullivan: This motion is an attempt at a compromise.

E. Robideaux: If this is approved and doors are removed it would necessitate a change in the architectural design for the interior of the building, I would assume, because you are taking away access to those spaces. They will need to amend their building permit application and move forward with that with the Code Enforcement Officer. If you are asking for landscape islands to be installed it would probably be prudent to get some form of as built to show those changes.

M. Somers: Would doors be cut in the back of the building? Would bollards be needed with the roller doors?

E. Robideaux: If the life safety codes require it.

M. Somers: If you put the roller doors and bollards in would you then need site plan review?

E. Robideaux: I am still going to maintain that they don't need site plan review.

M. Somers: I don't think bollards are part of the architectural review. It would seem to me as if we are going to require the bollards.

D. Russel: For safety, I think something needs to be done on the left side of the building by the garden center where those doors are. That is a quick parking lot and we do not want anyone getting side swiped. There should be some type of arrows that go in and out where the white wall is in the bottom picture. What is the purpose of the overhang?

J. Sullivan: Maybe you could close that entrance with that wall or add a directional that says one way. Would there not be a requirement for bollards on the main door?

R. Duhaime referenced the January 22, 2024 minutes and requirements for the PZ. He mentioned the existing drainage system is from the 1970's, the proposed changes are going way beyond a building permit, and that this is a redevelopment of an existing site. He recommended the Board take a site walk.

M. Somers stated he would like to ask for bollards around the roller doors and include a traffic pattern (one side enter and one side exit.)

J. Sullivan amended his motion to include bollards be added around the roller doors and a traffic pattern be added (one side enter and one side exit.) Seconded by D. Pichette Volk.

ROLL CALL

J. Sullivan: Yes

R. Duhaime: No

186 **M. Somers: Yes**
187 **S. Gilbert: No**
188 **D. Pichette Volk: No**
189 **D. Russel: Yes**
190 **C. Stelmach: No**

191
192 **Motion fails with a vote of 4-3.**

193
194 ***R. Duhaime motioned to have the Planning Board do a site walk. Seconded by S. Gilbert.***

195
196 C. Stelmach stated if a site walk was done the back of the building would be looked at along with
197 the doors, where the bollards would go, the landscaping around the front, and what the air
198 conditioning units look like on the roof. S. Gilbert recommended not making a desperate
199 decision and the need for this project to make sense for the Hooksett residents as well as the
200 applicant. M. Somers stated he does not feel the need for a site walk as everyone knows what the
201 site looks like.

202
203 **ROLL CALL**

204 **J. Sullivan: Yes**
205 **R. Duhaime: Yes**
206 **M. Somers: No**
207 **S. Gilbert: No**
208 **D. Pichette Volk - No**
209 **D. Russel: No**
210 **C. Stelmach: Yes**

211
212 **Motion fails with a vote of 4-3.**

213
214 ***S. Gilbert motioned for the Planning Board to require full site plan review. Seconded by R.***
215 ***Duhaime.***

216
217 **ROLL CALL**

218 **D. Russel: No**
219 **D. Pichette Volk: No**
220 **S. Gilbert: Yes**
221 **M. Somers: No**
222 **R. Duhaime: Yes**
223 **J. Sullivan: No**
224 **C. Stelmach: Yes**

225
226 **Motion fails with a vote of 4-3.**

227
228 ***M. Somers approved the architectural design for Map 31, Lot 2, 1271 Hooksett Road***
229 ***GF Funding Bourne Hooksett, LLC as proposed with the addition of bollards around the***
230 ***roller doors and a traffic pattern around the former garden center area. Seconded by D.***
231 ***Pichette Volk.***

232

233 S. Gilbert suggested adding landscaping around Rt. 28 and Rt. 3 to shield a bit of the building
234 and the addition of lighting at the back of the building along with some landscaping to shield the
235 building. M. Somers stated there is lighting inside the roller doors and he did not wish to change
236 his motion that is on the floor.

237
238 Attorney Bisson: When we came here the mission was to do very little to the building. I suspect
239 adding lighting will be fine as long as that doesn't send us down a path that we don't want to go
240 down.

241
242 **ROLL CALL**
243 **D. Pichette Volk: Yes**
244 **M. Somers: Yes**
245 **D. Russel: Yes**
246 **S. Gilbert: No**
247 **J. Sullivan: Yes**
248 **R. Duhaime: No**
249 **C. Stelmach: No**

250
251 **Motion passes with a vote of 4-3.**

252
253 **COMPLETENESS REVIEW & PUBLIC HEARING**

254 **2. 63 LT LLC represented by KEACH-NORDSTROM ASSOCIATES**
255 **63 Londonderry Turnpike**
256 **Map 49 Lot 2**
257 **Site Plan - Three proposed RV storage buildings + 94,916 SF warehouse**
258

259 Matt Peterson (Keach Nordstrom Associates, Inc.): This is located between East Point Drive and
260 Londonderry Turnpike. My client put this parcel under agreement last year and we have been
261 working through some of the issues that have kept the piece undeveloped. On the existing
262 conditions plan, there is an existing right of way; a private road. We assumed it was a town right
263 of way because it had a road name but the road name went away. The Zoning Board approved a
264 variance to reduce frontage. The abutter has given us an easement down his property, the right-
265 of-way, because the private right-of-way was not wide enough to do grading and drainage down
266 that roadway that had to be handled. We need to redo that entrance to meet DOT requirements
267 for a driveway permit. This is currently in front of the DOT. The size of this project also requires
268 a DES/AOT drainage permit. The plans for this are up at the State. We have not yet gotten the
269 first review back. The applicant is looking to put in an RV and car storage facility. He is seeking
270 a waiver because the RV's and vehicles will go inside the building. The first three buildings
271 would be for RV's. This type of facility has blown up in the State of New Hampshire. This is
272 low impact. Clients have to set up an appointment to come to the site. The RV's are videotaped
273 before they take the keys and park it in the facility. We do not have bollards at every door
274 entrance because our employees are taking the vehicles and RV's in and out. The second
275 building in the back is for standard car storage. We designed this to give them flexibility but the
276 whole thing is being presented as Vault storage for the whole building. We want to keep it
277 simple and to what our product is. Main access is from Londonderry Turnpike. We have been
278 working with the engineers of the parcel just south of us. We have been moving forward with
279 them on the detention and drainage. We modified our plans from the original submittal set to add

280 comments staff asked for and submitted that to staff. We had to do site specific soils mapping on
281 the whole site to meet DOT requirements. Our plans show the grading and drainage. There is a
282 bio retention pond that is collecting most of the runoff from the RV buildings. Up the hill there is
283 a secondary infiltration system. We have to meet certain infiltration rates with the State. The
284 plans are at the state for review. We have done test pits. We are utilizing about 90 percent of the
285 property. In the wintertime you will probably see the brown of the building but it is difficult to
286 see and you have to look for it from the turnpike. From East Point Drive you will see the facility.
287 We have shown water, underground electric, and gas. We may switch to onsite propane. There is
288 no need for sewer. We have a leach field. The erosion control plans outline where the 3:1 slopes
289 are and tell the contractors how they should be developing the site to meet the requirements of
290 the town and site. The landscape and lighting plans are in the plan set. There are also detail
291 sheets, architectural, and full metal steel design plans.

292
293 Matt Peterson discussed the height of the buildings, the direction of the drainage, and stated there
294 are four waiver requests.

295
296 D. Russel: This is a full metal building. I believe we wanted a portion of the front to be stone.

297
298 D. Pichette Volk: Will there be any boat storage?

299
300 Charlie Morgan (owner and developer): Yes.

301
302 D. Pichette Volk: Are there drains in the floor?

303
304 C. Morgan: No.

305
306 D. Pichette Volk: What is your process for checking to see if there is no water.

307
308 C. Morgan: It is not a problem.

309
310 S. Gilbert: Are they winterized?

311
312 C. Morgan: They don't have to be. The buildings are heated. We keep them at 50 degrees.

313
314 C. Stelmach; Is the building sprinklered?

315
316 C. Morgan: Yes.

317
318 C. Stelmach: Do you have them stored with full tanks of gas?

319
320 C. Morgan: Yes. They have to be shut off and we have a protocol on how they have to be stored.
321 I have been doing this for years and we have million dollar RV's.

322
323 R. Duhaime: What is the height of the wall?

324

325 M. Peterson: We are proposing a redi-rock retaining wall (Michie). The top wall is 362. The
326 bottom wall is 354 which is 9'. As we go down it is 364.5 and 353 so that is 11.5. We are at
327 364.5 and 358 so that is 6.5.

328
329 R. Duhaime: I would be willing to do the waiver on the inside landscape on the parking lot but
330 would ask you to match some of the landscaping on the Eckhardt and Johnson building property.
331 The first four feet of the building facing 28 by-pass should be the wall. I would like to see a
332 dormer or the roof angled on the southwest facing corner to decrease the roofline as well as
333 landscaping. The front corner facing the street is the most important side.

334
335 ***M. Somers motioned to accept the revised plans for 63 LT LLC, 63 Londonderry Turnpike***
336 ***Map 49 Lot 2, Site Plan - Three proposed RV storage buildings + 94,916 SF warehouse as***
337 ***submitted for the project. Seconded by D. Russel. Motion carried unanimously with a vote of***
338 ***7-0.***

339
340 ***M. Somers motioned to accept jurisdiction of the site plan before the Board for 63 LT LLC, 63***
341 ***Londonderry Turnpike, Map 49 Lot 2, Site Plan - Three proposed RV storage buildings +***
342 ***94,916 SF warehouse. Seconded by S. Gilbert. Motion carried unanimously with a vote of 7-***
343 ***0.***

344
345 ***M. Somers motioned, Pursuant to RSA 36:56, to find the proposal as presented for 63 LT***
346 ***LLC, 63 Londonderry Turnpike, Map 49 Lot 2, Site Plan - Three proposed RV storage***
347 ***buildings + 94,916 SF warehouse meets the definition of a development of regional impact.***
348 ***Seconded by S. Gilbert. Motion fails with a vote of 7-0.***

349
350 Open public hearing.
351 Open public comment.

352 Jolene Archambeault (46 Gary Avenue): Do you have any abutters?

353 M. Peterson: No. It is all commercial. There are no residential units.

354 J. Archambeault: What did you mean by staff?

355 M. Peterson: Staff at Vault Storage

356 J. Archambeault: There is no runoff?

357 M. Peterson: That has to go through DES and town staff.

358 Close public comment.

359 Close public hearing.

360

361 ***M. Somers motioned to grant a waiver from the Development Regulations, Part III, Plan***
362 ***requirements (cover sheet) as the checklist items are provided on the cover sheet with the***
363 ***exception of the rendering of the proposed development from the street. After review of the***
364 ***waiver request, the Board finds that strict conformity to the regulations would pose an***

365 *unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and*
366 *intent of the regulations. Seconded by S. Gilbert.*

367
368 R. Duhaime: The first 4' of wall on the Rt. 28 by-pass side will be redi-rock?

369
370 C. Morgan: We will put the stone there.

371
372 **Motion carries unanimously with a vote of 7-0.**

373
374 *M. Somers motioned to grant a waiver from the Development Regulations, Part I,*
375 *Section 15.01 (24), Individual Parking Spaces, Parking Space Dimensions to allow the*
376 *parking calculation and parking stall dimensions to utilize those for office rather than*
377 *warehouse use as the use proposed does not require the use of carts or carriages. After*
378 *review of the waiver request the Board finds that specific circumstances relative to the*
379 *plan, or conditions of the land in such plan will properly carry out the spirit and intent*
380 *of the regulations. Seconded by S. Gilbert. **Motion carries unanimously with a vote of***
381 **7-0.**

382
383 *S. Gilbert motioned to grant a waiver from the Development Regulations, Part III,*
384 *Section 3.04, Landscape Design Criteria, Internal Parking Lot Landscaping to not*
385 *require landscaping in the internal parking lot. After review of the waiver request the*
386 *Board finds that specific circumstances relative to the plan, or conditions of the land in*
387 *such plan will properly carry out the spirit and intent of the regulations. Seconded by R.*
388 *Duhaime.*

389
390 R. Duhaime: Before the Chairman signs the plan it will be updated to include the revised
391 landscape plan on the southwest corner.

392
393 **Motion carried unanimously with a vote of 7-0.**

394
395 *S. Gilbert motioned to grant a waiver from Development Regulations, Part III, Section*
396 *3.05, Commercial Architectural Design Requirements, Renderings, to not meet the full*
397 *requirements of this section. After review of the waiver request, the Board finds that*
398 *strict conformity to the regulations would pose an unnecessary hardship to the*
399 *applicant and the waiver would not be contrary to the spirit. Seconded by R. Duhaime.*
400 **Motion carried unanimously with a vote of 7-0.**

401 **Findings of Fact**

402 The Board finds the plan as presented meets provisions and standards provided in Part I
403 of the Development Regulations, by means of details on the plan, the granting of a
404 waiver(s), or outstanding items will be presented as a condition of approval.

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

408 The Board finds the plan provides adequate parking for the site and meets the parking
409 density requirements for the use.

410
411 The Board finds the landscape plan meets the intent of the regulations.

412
413 The Board finds the stormwater management plan as proposed is designed to control the
414 post development run off so that it does not exceed predevelopment runoff, or the
415 stormwater plan adequately mitigates the increase.

416
417 The Board finds the utility construction standards are met.

418
419 The Board finds the exterior lighting, solid waste storage, and snow storage provisions,
420 are adequate for the proposed development.

421
422 The Board finds the erosion and sediment control plan meets the Town regulations and
423 requirements.

424
425 ***J. Sullivan motioned to agree with the above noted findings of fact for 63 LT LLC, 63***
426 ***Londonderry Turnpike, Map 49 Lot 2, Site Plan - Three proposed RV storage buildings +***
427 ***94,916 SF warehouse. Seconded by M. Somers. Motion carried unanimously with a vote of***
428 ***7-0.***

429
430 ***M. Somers motioned to assess \$136,568.88 in impact fees for 63 LT LLC, 63 Londonderry***
431 ***Turnpike, Map 49 Lot 2, Site Plan - Three proposed RV storage buildings + 94,916 SF***
432 ***warehouse. Seconded by S. Gilbert.***

433
434 M. Somers: Does that include the additional square footage?

435
436 E. Robideaux: It includes all of the square footage as presented on the plan.

437
438 **Motion carried unanimously with a vote of 7-0.**

439
440 ***J. Sullivan motioned to approve, pursuant to RSA 676:4, I, the completed application for 63***
441 ***LT LLC, 63 Londonderry Turnpike, Map 49 Lot 2, Site Plan - Three proposed RV storage***
442 ***buildings + 94,916 SF warehouse with the following conditions:***

- 443
444
- 445 1. ***All review fees are paid in full.***
 - 446 2. ***A single (22" x 34") mylar, 6 paper copies (22" x 34"), 1 paper copy (11' x 17"),***
447 ***and 1 digital PDF copy (CD, email, or flash drive), of the final plan are***
448 ***submitted to the Office of the Town Planner within the Community Development***
449 ***Department. If the applicant wishes to retain a signed copy, include additional***
450 ***copies. The above-mentioned copies shall be retained for Town records.***
 - 451 3. ***Any outstanding comments from the Town Engineer shall be addressed to the***
452 ***Town Engineer's satisfaction.***
 - 453 4. ***All outstanding State and local permits (as applicable) shall be received and***
454 ***noted on the plan.***
 5. ***Submission of the water availability letter to Manchester Water Works.***

- 455 6. *Written confirmation from Manchester Water Works shall be provided*
456 *indicating that final utility print submissions have been reviewed and approved*
457 *by their respective commissions and/or consulting engineers, and all applicable*
458 *fees paid in full.*
- 459 7. *The addition of the Time Limits for Fulfilling Conditions note shall be placed*
460 *on the cover sheet of the plan set.*
- 461 8. *The Town of Hooksett’s standard conditions subsequent related to items*
462 *required by the applicant prior to construction and the issuance of a certificate*
463 *of occupancy are inherent in this motion.*
- 464 9. *Add approved waivers to the plan.*
- 465 10. *The new access road is a private road and will require a road name. This name*
466 *will need to be approved by the Hooksett Fire Department in writing, and by the*
467 *Hooksett Town Council.*
- 468 11. *The Fire Department will assign addresses to the two lots accessed by the private*
469 *road (Map 49, Lot 2 and Map 49, Lot 5).*
- 470 12. *A Release and Waiver of Municipal Liability for the private road will need to be*
471 *recorded at MCRD and the recording number noted on the plan.*
- 472 13. *Add hydrant location(s) to the site plan, location(s) to be approved by Fire*
473 *Chief/his designee.*
- 474 14. *Add a construction detail, approved by the Fire Chief/his designee, to the plan*
475 *for the Fire Department Access Road*
- 476 15. *Add a note to the plan that the buildings will be equipped with sprinklers as the*
477 *form of fire suppression.*
- 478 16. *Add landscaping to the southwest corner, add 4’ of stone wall to Building A, and*
479 *add an architectural element that will break up the height of the wall on the*
480 *southwest end of Building A.*
- 481 17. *Signage package will be handled separately.*

482
483 ***Seconded by S. Gilbert. Motion carried unanimously with a vote of 7-0.***

- 484
485 **3. TCMCMC REAL ESTATE LLC represented by ALLEN & MAJOR ASSOCIATES**
486 **100 Technology Drive**
487 **Map 29 Lot 76-4**
488 **Site Plan - Conversion of former cinema/addition of 27,360 SF**
489

490 E. Robidoux: The proposal is for the redevelopment of the former Regal Cinema property. The
491 applicant intends to redevelop by retaining 18,060 square feet of the existing building and
492 constructing an additional 27,360 square feet (total sf for the project is 45,420). The use will be
493 retail/service building for sales and maintenance of motorcycles. There will be a
494 clothing/materials sales component for retail customers. Periodically, the dealership will host
495 outdoor events geared toward their market demographic. Outdoor event locations are noted on the
496 plan. A portion of the existing parking lot will be set aside as a driver training area. The applicant
497 has submitted a robust signage and architectural package for the Board’s review. There is a pylon
498 sign location proposed adjacent to I-93. The Board is asked to review the proposed location,
499 however permitting of the sign would fall under State jurisdiction and it is probable zoning relief
500 would be required. Note that no construction will be occurring within the GRCD. The applicant
501 is proposing to install a dry sewer line, in anticipation of the availability of that utility. There is

502 an existing sewer easement which will need to be conveyed to the Town. The application does
503 not appear to be missing any of the checklist items required for the Board to consider the
504 application complete. This project does not meet the criteria for regional impact. Staff would
505 recommend approval of the project.

506
507 Brian Jones: (Allan & Major Associates, Inc.): This is the existing regal cinema site. There are
508 416 existing parking spaces. There are two small pocket wetlands on the site that we had flagged.
509 There are existing utilities on the site; water, gas, electric, and tel data. There is an existing 5,000
510 gallon septic system in the front field. There is almost 10' of grade change from front of the
511 cinema to back of the parking lot. The property extends to the signalized intersection on West
512 River Road and includes the Regal Cinema sign.

513
514 C. Stelmach: Will you utilize that sign?

515
516 B. Jones: Yes.

517
518 B. Jones. We are planning to use as much as we can including the back half of the building. A lot
519 of the parking area, the satellite parking area, and the stormwater management facilities will be
520 reused. We will be removing about 6,400 sq. ft. of existing pavement that is closest to the aquifer
521 protection district that does not work with the layout of the site.

522
523 J. Sullivan: What is the new square footage of the building?

524
525 B. Jones provided the square footage with the existing areas of the building and the areas of new
526 construction. There will be a total building area of approximately 45,420 sq. ft.

527
528 B. Jones: We are keeping a portion of the back of the building where the theaters are. We are
529 planning to infill the stadium floor, level it, and use it for storage of motorcycles. Sales, service,
530 and a store for merchandise will be in the front part of the building. When we push the building
531 out there will be a grade problem. We intend to construct a retaining wall within the landscape
532 island, down the spine of the parking lot, and elevate a portion so it is all at the first floor level
533 and relatively flat. On the downside of the retaining wall is a lower parking lot. There will be 228
534 parking spaces which is just over the minimum requirement. In addition to the parking spaces,
535 we are reusing some of the pavement for their driving academy, which is formal training classes
536 to learn how to maneuver and drive motorcycles. This is a 240' x 100' pavement area striped
537 with various vehicle movements and cones. As far as grading and drainage we intend to reuse the
538 existing stormwater management facilities. We are maintaining the historic flow locations. There
539 will be a reduction in runoff because we are removing pavement. The Town Engineer reviewed
540 this and requested that the stormwater management facility will have deferred maintenance done.
541 They will be maintained and brought back to their original intent and purpose. The property has
542 a septic system that will be removed to accommodate the new building. It is a 1993 septic system
543 and falls within a portion of the footprint of the building so we are going to construct a new one.
544 We have received local and state approvals. The Sewer Department requested that we future
545 proof with the sewer to connect to the dry sewer. There is a water and sewer line that runs along
546 I-93 to service the commercial property above us. It is a dry sewer but an active water line. Part
547 of this project would be to construct a sewer line and manholes that would allow us to connect to
548 that dry sewer when sewer becomes available. At that point we would abandon the septic system

549 and cap what goes to the septic tank. There is a tight tank for the floor drains in the service area
550 that cannot go to the septic system. When we connect to the sewer in the future that would be
551 converted to an oil grit separator. It has a dual purpose. The site currently has lighting but it is
552 not compliant and does not fall within our landscape islands. We are proposing to remove the
553 pole lights that are in the front parking lot and install new pole lights that meet compliance. We
554 would use the same lighting for the driveway entrance. For landscaping, our main feature is the
555 spine that we are creating in the parking lot. It is an 8' strip above our retaining wall where we
556 are adding plants, grasses, trees, and shrubs. As you enter the site there will be another focal
557 point that will be dressed up nicely. The existing Regal Cinema entrance sign will be repurposed
558 and we would dress that area up. We intend to remove the current landscaping and replant the
559 area at the signalized intersection by the existing pilon sign. We have local and state approvals
560 for the septic system. We intend to have an outdoor display of motorcycles. This property was
561 granted variances for automotive sales, service, and outdoor storage of vehicles, but the intent is
562 to display merchandise. We provided building elevations and what will be able to be seen from
563 Technology Drive, the front of the building, and parking lot. There is a national standard by
564 Harley Davidson that has to be adhered to. All of the signs meet the sign ordinance except for the
565 sign that faces I-93 which requires a variance for the height. We are not sure the owner will
566 move forward with that due to the trees and if the sign will be able to be seen. We would come
567 back for that.

568

569 B. Jones showed the floor plan of the proposed building.

570

571 D. Pichette Volk: Does this represent a relocation of Manchester Harley Davidson on John E.
572 Divine Drive?

573

574 B. Jones: Yes.

575

576 D. Pichette Volk: Could it be called Hooksett Harley Davidson?

577

578 B. Jones: No. It has to do with marketing.

579

580 J. Sullivan: This will be a good thing for Hooksett. It provides a destination and is right off the
581 exit. The plan and design look fantastic. Is there rod iron fence?

582

583 B. Jones: There will be Ameristar Fence.

584

585 J. Sullivan: It meets our requirements; we are gaining building space. I like the look of the
586 building and landscaping.

587

588 S. Gilbert: Thank you for bringing this to town. Would the fencing between the two areas of the
589 parking lot stop people from driving through?

590

591 B. Jones: The landscaping is for fall protection. We are also going to provide steel guard rail.

592

593 S. Gilbert: How often do you hold events?

594

595 Brian Sweeney (Parts and Service Manager for Manchester Harley Davidson): Every Saturday
596 and one night per week during the summer.

597
598 S. Gilbert: How many people attend?

599
600 B. Jones: Roughly 150 to 200.

601
602 S. Gilbert: Where is that held?

603
604 B. Jones showed the area on the plan where the events would be held.

605
606 S. Gilbert: Was there a traffic study done on this?

607
608 B. Jones discussed the traffic study.

609
610 R. Duhaime: What is the height of the wall?

611
612 B. Jones: 6' to 7'.

613
614 R. Duhaime: Is there going to be a sign at the road?

615
616 B. Jones: We don't intent to come back for any signage unless we are using the one at the
617 bottom. We are looking for approvals on the ones at the driveway entrance and on the building.

618
619 R. Duhaime: Is the strip for the kickstands?

620
621 B. Jones: That is for motorcycle parking?

622
623 R. Duhaime: There is nothing designated as a pedestrian parking lot. I would like to see
624 something to slow them down.

625
626 B. Jones: Motorcycles can park in any of the parking spaces. There are two concrete strips for
627 convenience. They would not qualify as parking spaces and they are not stripped.

628
629 R. Duhaime: What is the purpose of the striping in the corner?

630
631 B. Jones: We are leaving that to use for pop up tents for events.

632
633 R. Duhaime: It looks like you are providing a crosswalk.

634
635 B. Jones: On the main driveway entrance.

636
637 R. Duhaime: People can park up to the building?

638
639 B. Jones: Yes. It is all flush.

640
641 R. Duhaime: Will there be a charging station?

642
643 B. Jones: We are designating a couple of parking spaces that may eventually be for EV charging
644 stations. They are on top of the wall.

645
646 R. Duhaime: How many are there?

647
648 B. Jones: Two. One is handicapped accessible and one is not.

649
650 C. Stelmach: Thank you for this plan and thank you for choosing Hooksett.

651
652 S. Gilbert: You are not touching the area between Technology Drive and West River Road?

653
654 B. Jones: No. Most of that is in the protected groundwater district area.

655
656 ***M. Somers motioned to accept jurisdiction of the site plan before the Board for TMCMC Real***
657 ***Estate LLC, 100 Technology Drive, Map 29 Lot 76-4, Site Plan - Conversion of former***
658 ***cinema/addition of 27,360 SF. Seconded by J. Sullivan. Motion carried unanimously with a***
659 ***vote of 7-0.***

660
661 ***M. Somers motioned to find TMCMC Real Estate LLC, 100 Technology Drive, Map 29 Lot 76-***
662 ***4, Site Plan - Conversion of former cinema/addition of 27,360 SF. meets regional impact.***
663 ***Seconded by J. Sullivan. Motion denied with a vote of 7-0.***

664
665 Open public hearing.
666 Open public comment.

667
668 Jolene Archambeault (46 Gary Avenue): Is the storage in the second back half for the winter or
669 just new bikes.

670
671 B. Jones: Both.

672
673 J. Archambeault: Does that change the usage?

674
675 B. Jones: No.

676
677 Close public comment.
678 Close public hearing.

679
680 ***J. Sullivan motioned to grant a waiver from the Development Regulations, Part III, Section***
681 ***3.01 (12) to allow the requirements enumerated therein to be located on the appropriate sheets***
682 ***throughout the site plan set, rather than specifically on the Site Plan and Existing Conditions***
683 ***sheets. After review of the waiver request, the Board finds that strict conformity to the***
684 ***regulations would pose an unnecessary hardship to the applicant and the waiver would not be***
685 ***contrary to the spirit and intent of the regulations. Seconded by S. Gilbert. Motion carried***
686 ***unanimously with a vote of 7-0.***

687
688 Findings of Fact

689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735

The Board finds the plan as presented meets provisions and standards provided in Part I of the Development Regulations, by means of details on the plan, the granting of a waiver(s), or outstanding items will be presented as a condition of approval.

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

The Board finds the plan provides adequate parking for the site and meets the parking density requirements for the use.

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

The Board finds the stormwater management plan as proposed is designed to control the post development run off so that it does not exceed predevelopment runoff, or the stormwater plan adequately mitigates the increase.

The Board finds the utility construction standards are met.

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

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

The Board finds the architectural design requirements have been met.

J. Sullivan motioned to agree with the above noted findings of fact for TMCMC Real Estate LLC, 100 Technology Drive, Map 29 Lot 76-4, Site Plan - Conversion of former cinema/addition of 27,360 SF. Seconded by M. Somers.

R. Duhaime: I would like to see a crosswalk added in the lower parking lot.

Motion carried unanimously with a vote of 7-0.

S. Gilbert motioned to assess \$63,748.80 in impact fees for TMCMC Real Estate LLC, 100 Technology Drive, Map 29 Lot 76-4, Site Plan - Conversion of former cinema/addition of 27,360 SF. Seconded by J. Sullivan. Motion carried unanimously with a vote of 7-0.

J. Sullivan motioned to approve TMCMC Real Estate, Map 29, Lot 76-4, located at 100 Technology Drive, pursuant to RSA 676:4, I, Completed Application with the following conditions:

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*

- 736 *submitted to the Office of the Town Planner within the Community Development*
737 *Department. If the applicant wishes to retain a signed copy, include additional*
738 *copies. The above-mentioned copies shall be retained for Town records.*
739 3. *All outstanding comments from the Town Engineer shall be addressed to the*
740 *Town Engineer’s satisfaction. (See Memo dated January 11, 2024)*
741 4. *All outstanding State and local permits (as applicable) shall be received and*
742 *noted on the plan.*
743 a. *NHDES Sewage Disposal*
744 5. *Written confirmation from Manchester Water Works shall be provided*
745 *indicating that final utility print submissions have been reviewed and approved*
746 *by their respective commissions and/or consulting engineers, and all applicable*
747 *fees paid in full.*
748 6. *The addition of the Time Limits for Fulfilling Conditions note shall be placed*
749 *on the cover sheet of the plan set.*
750 7. *The Town of Hooksett’s standard conditions subsequent related to items*
751 *required by the applicant prior to construction and the issuance of a certificate*
752 *of occupancy are inherent in this motion.*
753 8. *Submission of a retaining wall design, stamped by a licensed structural*
754 *engineer.*
755 9. *With approval of the location for the proposed pylon sign adjacent to I-93, the*
756 *Board acknowledges the location is acceptable, but the applicant will be*
757 *responsible for obtaining all state and local permits relating to the installation*
758 *of such a sign.*
759 10. *Conveyance of the sewer easement (Condition Subsequent)*

760
761 ***Seconded by R. Duhaime. Motion carried unanimously with a vote of 7-0.***

762
763 **PUBLIC HEARINGS (CONTINUED)**

- 764 **4. HIP PEAS FARM, LLC (taken as first item on the agenda)**
765 **191 West River Road**
766 **Map 24 Lot 30**
767 **Consideration of Revocation of Site Plan (Approved 05/13/2021)**

768 E. Robidoux: On December 04, 2023, the Planning Board opened a public hearing to consider
769 the revocation of the Hip Peas Function Hall site plan (originally approved in May of 2021).
770 After opening the hearing, and receiving public testimony, the Board continued the public
771 hearing to February 05, 224 to allow the applicant an opportunity to submit an amended site plan
772 application. The development team was asked to work with the Community Development
773 Department on the revised plan and it would be determined, during a conceptual discussion on
774 the amended plan, if a TRC was required. The Planner and Code Enforcement Officer met with
775 the development team on January 18, 2024, and it was determined TRC was required. TRC is
776 scheduled for February 5, 2024. The applicant also hired a noise consultant and is awaiting the
777 final report. Given the timing, the applicant has asked the Board to continue the hearing to March
778 18, 2024 to give them time to address the TRC comments and submit a plan for review by the
779 Board. The letter requesting continuation is attached. As the intent is to seek compliance with all
780 applicable Town Ordinances and regulations, staff recommends the Board continue the public
781 hearing until March 18, 2024.
782

783 ***J. Sullivan motioned to continue the public hearing for HIP PEAS FARM, LLC, 191 West***
784 ***River Road, Map 24 Lot 30, Consideration of Revocation of Site Plan (Approved 05/13/2021)***
785 ***to March 18, 2024 to allow the owner of the property time to address TRC comments and***
786 ***submit an amended site plan for consideration by the Planning Board. Seconded by D. Russel.***
787 **Motion carried unanimously with a vote of 7-0.**

788
789 **OTHER BUSINESS**

790 **1. TOWN PLANNER UPDATES**

791
792 E. Robidoux: SNHPC delivered all of their changes and the maps for the Master Plan. We will
793 be incorporating those into the final drafts. The Board will need to have three public hearings.
794 We can hopefully start the public hearings at the March 18, 2024 meeting.

795
796 C. Stelmach: Is there a way we can get Granite Woods to come back to give us an update?

797
798 E. Robidoux: They are planning to begin the construction process in the Spring. University
799 Heights gas station is still working through their conditions of approval. Some of the reviews at
800 the State are taking an extremely long time and it is holding up projects. The owners of the
801 properties at College Park Drive are starting to create a vision for that area and would like a
802 steering committee to be formed. They are working with the person who did the concept for
803 Tuscan Village.

804
805 ***J. Sullivan motioned that the Planning Board initiate a steering committee to address the two***
806 ***parcels on College Park Drive on the westside that would include an appropriate development***
807 ***team and town staff. Seconded by D. Pichette Volk.***

808
809 S. Gilbert: Once we execute the Master Plan we can move forward.

810
811 J. Sullivan: We would still need to establish a committee.

812
813 S. Gilbert: This was brought to Town Council instead of the Planning Board.

814
815 J. Sullivan: During that meeting there wasn't an official vote. We did not feel like it was in the
816 purview of the Town Council to work on planning issues.

817
818 **ROLL CALL**

819 **J. Sullivan: Yes**

820 **R. Duhaime: No**

821 **M. Somers: No**

822 **S. Gilbert: No**

823 **D. Pichette Volk: Yes**

824 **D. Russel: No**

825 **C. Stelmach: No**

826
827 **Motion fails with a vote of 5-2.**

828
829 M. Somers: Once the Master Plan is complete a sub-committee can be created.

830

831 **ADJOURNMENT**

832

833 ***S. Gilbert motioned to adjourn at 9:38 pm. Seconded by D. Russel. Motion carried***

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

835

836 **Respectfully submitted by,**

837

838 **/s/ AnnMarie Scott**

839

840 **AnnMarie Scott**

841 **Recording Clerk**