

1 Official

2
3 MINUTES

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

6 35 Main Street

7 Monday, May 6, 2024

8 6:00 PM

9
10 MEETING CALLED TO ORDER AT 6:00 PM

11
12 PROOF OF POSTING

13
14 PLEDGE OF ALLEGIANCE

15
16 INTRODUCE MEMBERS OF THE BOARD

17
18 PRESENT: Chris Stelmach (Chairman), Mike Somers (Vice-Chairman), Robert Duhaime
19 (arrived at 6:08 pm), Sheena Gilbert, Paul Scarpetti, and James Sullivan (Town Council
20 Representative)

21
22 ALTERNATES: Denise Pichette Volk

23
24 EXCUSED:

25
26 NOT PRESENT: David Russel

27
28 STAFF: Elizabeth Robidoux (Town Planner)

29
30 D. Pichette Volk will be a voting member.

31
32 APPROVAL OF MINUTES 04/15/24

33
34 *J. Sullivan motioned to approve the minutes of the April 15, 2024 Planning Board meeting.*
35 *Seconded by M. Somers. P. Scarpetti abstained due to not being at the April 15, 2024 meeting.*
36 Motion carried with a vote of 6-0.

37
38 APPOINTMENTS

39 1. Sarah & Alec Derian, 11 Harmony Street – ZBA Special Exception Application

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41 E. Robidoux: On October 10, 2023, the ZBA granted a variance to the Derian family, residing at
42 11 Harmony Lane, to allow an addition to the rear of the home, which extended 4 feet beyond the
43 existing deck into the setback of 17 Harmony Lane. As construction was to commence, it was
44 found the addition also encroaches on the 40 foot wetland buffer. The Hooksett Zoning
45 Ordinance, Article 18, Wetland Conservation District, Section E, (1) (a) (6) states the ZBA can

46 grant a special exception to allow encroachment of the buffer. The Planning Board has been
47 asked to comment.

48
49 John Adams (Candia, NH): We are trying to get setback variances. The lot was rezoned years
50 ago. The setbacks were different when the house was built. Now that it is rezoned the setbacks
51 are non-conforming.

52
53 S. Gilbert: I think that when the Conservation Commission reviewed this we found that what is
54 determined to be a wetland is a gray area.

55
56 J. Adams: There is a small stream that is drainage for the neighborhood. We are trying to go
57 back instead of over. We would be creating an egress in the unoccupied space.

58
59 P. Scarpetti: The house closer to the wetland that this would be.

60
61 M. Somers: I think it looks great and hope they enjoy their new deck.

62
63 **2. Matt Routhier/TF Moran, 1256 Hooksett Road – Use in the Performance Zone**

64
65 E. Robidoux: The proposal is to change the use on the lot from a 3,627 square foot, one story
66 office to a vehicle reconditioning center for Merchants Automotive Group. The facility is not
67 intended to be open to the public, but rather to be utilized by the property owner for the vehicles it
68 sells. The prior office use was also for Merchants. The existing cross access easement from the
69 abutting property to 1256 Hooksett Road will remain in effect for this use and it is not intended
70 that the curb cut onto Hooksett Road will be utilized. The applicant states they intend to keep the
71 gate in place for emergency service access only. Site plan review is not required as access to the
72 site will not change, the use is not expanding nor is the proposed use a more intense use than the
73 previous fleet rental office. The majority of the changes are occurring internal to the building.
74 Externally, the covered walkway will be removed (facing McDonald's), and four overhead doors
75 will be added to the building. The applicant's representative reviewed the existing landscaping
76 against the prior approved plans. No additional landscaping or other changes to the site are
77 proposed. NH DOT has confirmed, based on the supplied traffic data, that an amended permit is
78 not required.

79
80 M. Somers: This is referred to as reconditioning services. What does that mean?

81
82 E. Robidoux: Deep detailing of cars to get them ready to resell. At this time, they are proposing
83 to wash the cars internally only and will have the appropriate drainage. If they want to do
84 something outside they have to come back. They are going to be putting in oil and water
85 separators and are aware they need to put the proper mechanical items in.

86
87 C. Stelmach: Are they going to pour aprons to enter the building? Will there be bollards between
88 the garage doors?

89
90 S. Gilbert: I want to make sure the water is properly treated before it enters the sewerage system
91 and would like information about water usage. I also want the building to look like it fits in.

92

93 R. Duhaime: Do they have anything regarding the use of water and capacity? Do they have a
94 letter from the sewer commission?

95
96 S. Gilbert: I would like to see more details around the specs.

97
98 J. Sullivan: This should be reviewed by the sewer and water commission.

99
100 R. Duhaime: Sometimes they recycle the water.

101
102 ***J. Sullivan motioned to allow the use of a vehicle reconditioning center in the PZ with the***
103 ***following conditions: 1) information is obtained from the applicant regarding how the water is***
104 ***being treated before it enters the system; 2) a letter is obtained from Hooksett Wastewater; and***
105 ***3) comment is received from Hooksett Central Water Precinct. This information will be***
106 ***provided to staff and shown to the Chair prior to issuance of the CO and sign of by the Chair.***
107 ***Seconded by S. Gilbert.***

108
109 S. Gilbert: Are we comfortable with the architectural design?

110
111 P. Scarpetti: The only thing they are taking off is the porch on the left side. This is following our
112 architectural design.

113
114 R. Duhaime: In the PZ they should have street lined trees. There is one small ornamental tree.

115
116 **Motion carried unanimously with a vote of 7-0.**

117
118 **3. Samara Cabinetry, 267 Londonderry Turnpike – Conceptual Discussion**

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120 E. Robidoux: 267 Londonderry Turnpike is located in the Commercial Zone and contains 3.21
121 acres. There is an existing single-family home on the lot; the residential use has been discontinued.
122 The property changed hands in March of this year. The new owner would like to raze the building
123 and construct a 42,000 square foot facility for Samara Cabinetry. Uses on the lot would include a
124 wholesale warehouse with a showroom. There are no wetland impacts proposed for the site
125 alteration, however the applicant will meet with the Conservation Commission given the
126 proximity of the wetland to the project. Warehousing is not a permitted use in the zone and a
127 variance will also be required. The applicant is aware there will need to be a residential buffer.
128 The lot would be served by Hookset Central Water, and a private onsite septic system. A
129 demolition permit is required, which will include review of that permit by the Heritage
130 Commission. The applicant is before the Board this evening for a conceptual discussion to present
131 the proposed use and obtain feedback from the Planning Board. It would be helpful to obtain a
132 better understanding of the operations intended for this location to ensure no additional variances
133 are required - for example - will Samara Cabinetry be assembling already made products on site,
134 and where does the actual manufacturing of the cabinets occur?

135
136 Katie Weiss (Bedford Design Consultants): On the site there is currently a house, driveway,
137 well, and septic. The lot is wooded. We are proposing a commercial use. There are wetlands
138 toward the back of the site that continue into a larger wetland complex off site. There is a small
139 wetland pocket above the site and a 50' residential buffer in the back. Along the frontage, where

140 the DOT has jurisdiction, would be a new 42,000 sq. ft. building with 5,000 sq. feet of wholesale
141 showroom space. They will be showing products that are in the warehouse. The cabinets will be
142 coming in assembled from off site and sold in the boxes they come in. This is a wholesale use
143 which is allowed with the warehouse as a component of that. Regarding circulation, traffic will
144 come in on southside. Deliveries will go straight up to the back loading docks. On the side
145 abutting the roadway and the south side will be parking. There will be underground drainage in
146 the back parking lot where the loading is and some drainage in the south corner of the lot. There
147 will be a well. If there is water in the road we will hook up to that. Septic will be located on the
148 south side away from the drainage. We will be required to go to AOT and DOT.

149
150 P. Scarpetti: This lot has a large elevation change. Will we be seeing a large wall?

151
152 K. Weiss: Not really. The showroom will be at a lower elevation than most of the warehouse so
153 the parking is lower. We are able to make this work without any walls. There is a 6' wall in the
154 back corner but the wetland in the back is less than an acre so we will be able to get rid of most
155 of that.

156
157 P. Scarpetti: Do you have information on the architectural design? Have they read our
158 architectural design regulations?

159
160 K. Weiss: I don't have the information at that time. I am here to discuss the layout at this time.

161
162 J. Sullivan: I would make sure there is enough room for a fire apparatus. This is older than 50
163 years. The Heritage Commission will review this but I do not see any historical value. I want to
164 make sure this meets the architectural design. This may require a traffic study. That is an issue to
165 review with TRC.

166
167 R. Duhaime: Zapora Drive is a dangerous road.

168
169 K. Weiss: That is why we located the entrance as far south as we could.

170
171 S. Gilbert: I echo the same concern about traffic. Will the cabinets be made on or off site?

172
173 D. Weiss: They are made off site and sold put together and delivered off site.

174
175 **COMPLETENESS REVIEW & PUBLIC HEARING**

176 **4. GTS CONSTRUCTION**

177 **3 Cate Road**

178 **Map 13, Lot 63**

179 **Acceptance/Review Site Plan Amendment (conversion of existing warehouse to**
180 **recycling facility)**

181
182 E. Robidoux: The purpose of the plan is to convert an existing 16,528 SF vacant warehouse to a
183 material recycling facility. The majority of the operations are planned to take place indoors, with
184 limited outdoor storage. Glass is recycled into a construction product. The use was deemed an
185 industrial type of use and a variance for the use was granted by the ZBA on March 12, 2024. The
186 lot is served by the Hooksett Village Water Precinct, and an onsite septic system. The material

187 will arrive via trucks and the addition of a scale to the site is proposed. The project is estimated
188 to generate approximately 264 trips per day. The prior use was warehousing for Belletetes
189 Lumber. Review of the proposed traffic yields a net decrease in traffic. External dumpsters are
190 not proposed as waste will be handled inside the building. I will note that the owner of the
191 property removed existing trees located along Hackett Hill Road, prior to the applicant
192 submitting this application. The trees are on the previously approved site plan. It is the property
193 owner's responsibility to replant these trees and any waiver granted to not require a landscape
194 plan should include a condition that the owner replant the trees and submit the normal 2 year
195 landscape bond to ensure the healthy growth of the trees. The Fire Department is requiring the
196 installation of a hydrant on the site. There is an existing hydrant located across the street, within
197 110± feet of the property line. A water extension detail to accommodate the new hydrant has
198 been shown on the plan. System development fees to accommodate this expansion are \$44,000.
199 The applicant has requested a waiver from the State Fire Marshall's office to waive the
200 requirement to install the new hydrant. The Fire Marshall has yet to issue a decision. Planning
201 Board packets contain the following: Abutters list, copy of the Variance information (March
202 2024) Trip Generation Memo, Waiver Request Summary; correspondence between the
203 applicant's representative and HVWP, and correspondence between the applicant's representative
204 and Hooksett Fire.

205
206 M. Malynowski (Allen & Major Associates): This is a pre-engineered steel building, formerly
207 Belletetes lumber. There is a vast amount of paved parking with no proposed changes to that.
208 The only outdoor additions are bin storage for glass and finished product materials. The bins will
209 be constructed out of precast block concrete. There will be 24' access through the middle of that
210 into the facility. The crushing operations will be inside the building. A truck scale will be along
211 the front of the building. Based on meeting with TRC we adjusted how the bins and truck scale
212 are located. Trucks can enter the site off of Hackett Hill Road, go to the scale, and around the
213 building. Those trucks are larger than fire trucks so there is no concern with fire trucks being
214 able to circumnavigate the property. Originally a gate was proposed on Cate Street. There is
215 currently no gate. We are proposing to relocate a portion of the chain link fence and cut that off.
216 There will be a locked Knox box which will limit the traffic going onto Cate Street. The fire
217 department is requesting an additional fire hydrant. There are currently two less than 400' away
218 from the building. We are requesting a variance from the fire marshal's office. The perimeter
219 landscaping was installed as part of the site plan for Belletetes lumber. There was a row of
220 plantings along Hackett Hill that were removed by the previous owner for marketing purposes.

221
222 C. Stelmach: They were 25 to 30 year old trees.

223
224 M. Malynowski: We have called for the landscaping to be reinstalled.

225
226 ***S. Gilbert motioned to accept jurisdiction of the change in use site plan before the Board for***
227 ***GTS Construction (OWNER: Cate Road, LLC), 3 Cate Road, Map 13, Lot 62. Seconded by P.***
228 ***Scarpetti. Motion carried unanimously with a vote of 7-0.***

229
230 ***S. Gilbert motioned that pursuant to RSA 36:56, the Board finds the proposal as presented at***
231 ***this time meets the definition of a development of regional impact. Seconded by J. Sullivan.***
232 ***Motion fails with a vote of 7-0.***

233

234 P. Scarpetti: Can you explain what you will be doing, noise generated, and hours of operation?

235

236 David Martin (GTS Recycling, Owner): Hours allowed are 7am to 9pm but it will be 7am to
237 4pm. Saturday will be to the afternoon. The machine is around 70 decibels and will be inside the
238 building.

239

240 P. Scarpetti: You are grinding the glass and metal?

241

242 D. Martin: Only glass.

243

244 P. Scarpetti: What is the product used for?

245

246 D. Martin: It is a construction material. We are taking the town of Hooksett's material from their
247 recycling. It can go in concerted, hot top, and other things.

248

249 M. Malynowski: It ends up being an aggregate material that can be supplemented in a multitude
250 of different products.

251

252 D. Martin: Countertops, concrete, patio blocks, and other uses.

253

254 C. Stelmach: How far down do you crush it? Can you handle it?

255

256 D. Martin: Yes. It grinds the material. You can put your hand in a bucket of it.

257

258 C. Stelmach: It is one size?

259

260 D. Martin: We can adjust it to what each customer wants. Mostly we crush it to 3/8's for
261 concrete.

262

263 M. Somers: Does the machine create a great deal of vibration that will go through the ground?

264

265 D. Martin: We hired an engineer to build a slab that goes into the ground and is spread out pretty
266 far. The building is metal so we do not want any vibration.

267

268 S. Gilbert: You are currently only working with glass. Do you see yourself expanding into other
269 products as new technologies become available?

270

271 D. Martin: Sure. I feel like a lot of the pits around here are running out of materials so this is a
272 good start.

273

274 R. Duhaime: Will there be any signage regarding traffic flow?

275

276 M. Malynowski: We can do some signage. The truckers are going to know where to come in and
277 they will be directed to go to the scales.

278

279 R. Duhaime: Are you going to use the existing road?

280

281 M. Malynowski: No. We want to keep everyone on Hackett Hill Road and off of Cate Road.
282 The Belletetes original plan called for a gate to keep people out of the residential area.

283
284 M. Malynowski showed where the gates would be removed and added.

285
286 R. Duhaime: What about signage?

287
288 M. Malynowski: We are proposing to reinstall the Belletetes sign.

289
290 P. Scarpetti: What is being generating for truck traffic?

291
292 M. Malynowski: We have a net decrease in traffic from when it was Belletetes. The net
293 difference is 17 daily. The am peak has no change and -12 at the evening peak.

294
295 P. Scarpetti: Is that at full capacity?

296
297 M. Malynowski: Yes.

298
299 P. Scarpetti: Would you be okay with having Cate Road closed off on the site plan?

300
301 M. Malynowski: Yes. That is what the gate is for?

302
303 D. Pichette Volk: Will there be a stockpile component?

304
305 M. Malynowski: Yes.

306
307 M. Malynowski showed where the trucks will be initially be dumped and where the finished
308 product would be.

309
310 C. Stelmach: Does the material have to be covered when processed?

311
312 M. Malynowski: No.

313
314 C. Stelmach: Do you have a plan in place to have a surplus pile?

315
316 M. Malynowski: That won't happen.

317
318 C. Stelmach: For fire department purposes what will the address be?

319
320 M. Malynowski: I believe it will be 44 Hackett Hill Road. We have to talk to the fire department
321 to see how they have it listed.

322
323 J. Sullivan: I would suggest repainting the building.

324
325 R. Duhaime: How high is the block wall for the bins?

326
327 M. Malynowski: Six feet. Three blocks high.

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P. Scarpetti: Is there adequate employee parking?

E. Robidoux: How many employees do you plan to have?

D. Martin: Four or five.

E. Robidoux: There should be adequate parking.

R. Duhaime: What happens as far as dust control?

M. Malynowski: Any dust generated will be captured by the building.

P. Scarpetti: Are you taking all of Hooksett's glass even if curbside recycling picks up?

M. Malynowski: Yes.

Open public hearing

David Ross (56 Sherwood Drive): I hope you will wait until they come back with real answers. Most metal buildings need to have a sprinkler or hydrant. What is the limit on storage? When trucks dump the glass outside and it gets scooped up they are going to be creating shards of glass. When it is windy those shards will get blown around. At the transfer station everything is done indoors except metal. I hope that you ask for more information before you accept this.

Corey Myers (8 Cate Road): Our home is kitty corner to this. At the ZBA we changed the hours of operation to M-F 7am to 8pm and Saturday 8am to 5pm. There are a lot of kids on the street and we think that is reasonable for noise. As far as dust we have Pike Industries surrounding this and a lot of truck traffic. I don't think that is a big concern. I believe the 6' walls mitigate any glass from leaving the property. He seems like a reasonable guy to work with. We are happy with this as is.

Close public comment.

R. Duhaime: Could you cover the glass? I am concerned about odor.

M. Malynowski: The material he is getting will be washed and pre-separated so there should not be any contamination. If there are shards of glass they are not going to be picked up with regular wind.

C. Stelmach: When you plow who is to say the glass won't get picked up.

M. Malynowski: Everything that is done on that property will remain on a paved surface on the property.

P. Scarpetti: Are you aware if you wanted to make a bigger stockpile area you would have to come back?

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D. Martin: Yes.

C. Stelmach: What is the plan for the landscaping along Hackett Hill.

M. Malynowski: We have to talk with the current property owner. We are going back to the original approval.

C. Stelmach: Will the stumps be removed and will it be reloomed?

M. Malynowski: We told them to leave the stumps because they bind the hillside. The spacing might be different but we are going to have the same number.

C. Stelmach: Can you flat cut them?

M. Malynowski: We may cut or grind the top but won't take them out.

E. Robidoux: The replanting of the trees is on the property owner. I would suggest if the board puts a condition on the approval it is done in a way that does not hold up Mr. Martin from a CO. There would be enforcement if the owner did not do the landscaping in a timely fashion.

Close public hearing.

R. Duhaime motioned to grant a waiver from the Development Regulations, Part I, Section 11.16 to allow the installation of an additional overhead power to the site where underground is required as Eversource has provided this direction for power to the site. After review of the waiver request, the Board find that strict conformity to the regulations would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations. Seconded by D. Russel. Motion carried unanimously with a vote of 7-0.

J. Sullivan motioned to grant a waiver from the Development Regulations, Part III, Section 3.01 (12) to allow plan requirements to be located within the plan set rather than specifically on the cover sheet. After review of the waiver request, the Board find that strict conformity to the regulations would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations. within the plan set. Seconded by S. Gilbert. Motion carried unanimously with a vote of 7-0.

M. Somers motioned to grant a waiver from the Development Regulations, Part III, Section 3.01 (4.a.1) to not provide a landscaping plan as no new landscaping is proposed and perimeter landscaping appears to have been installed per the previously approved site plan and is in good condition. After review of the waiver request the Board finds that specific circumstances relative to the plan, or conditions of the land in such plan will properly carry out the spirit and intent of the regulations. landscape plan. Seconded by S. Gilbert. Motion carried unanimously with a vote of 7-0.

421 *S. Gilbert motioned to approve a waiver from the Development Regulations, Part III, Section*
422 *3.06 and Part I, Section 16.01 and Checklist Item 49 to not provide a photometric plan for the*
423 *existing wall mount fixtures and the site lighting as new site lighting is not proposed. After*
424 *review of the waiver request, the Board find that strict conformity to the regulations would*
425 *pose an unnecessary hardship to the applicant and the waiver would not be contrary to the*
426 *spirit and intent of the regulations. Seconded by P. Scarpetti. Motion carried unanimously*
427 *with a vote of 7-0.*

428
429 *M. Somers motioned to grant a waiver from Site Plan Checklist Items #36 and #44 to not show*
430 *metes and bounds for the existing parcel boundary as no earthmoving activities will take place*
431 *nor is additional building construction proposed. After review of the waiver request the Board*
432 *finds that specific circumstances relative to the plan, or conditions of the land in such plan will*
433 *properly carry out the spirit and intent of the regulations. Seconded by S. Gilbert. Motion*
434 *carried unanimously with a vote of 7-0.*

435
436 Findings of Fact

437
438 The Board finds the plan as presented meets provisions and standards provided in Part I of the
439 Development Regulations, by means of details on the plan, the granting of a waiver(s), or
440 outstanding items will be presented as a condition of approval.

441
442 The plan provides safe and efficient vehicular/pedestrian access and the design and construction
443 proposed are adequate to accommodate the anticipated volume of traffic proposed by the
444 development.

445
446 The Board finds the plan provides adequate parking for the site and meets the parking density
447 requirements for the use.

448
449 The Board finds the landscape plan meets the intent of the regulations, or a waiver has been
450 granted.

451
452 The Board finds the existing stormwater management plan is designed to control the post
453 development run off so that it does not exceed predevelopment runoff, or the stormwater plan
454 adequately mitigates the increase.

455
456 The Board finds the utility construction standards are met.

457
458 The Board finds the exterior lighting, solid waste storage, and snow storage provisions, are
459 adequate for the proposed development.

460
461 The Board finds the architectural design requirements have been met.

462
463 *M. Somers motioned to agree with the above noted findings of fact for the plan before the*
464 *board for GTS Construction (OWNER: Cate Road, LLC), 3 Cate Road, Map 13, Lot 62.*
465 *Seconded by J. Sullivan. Opposed by R. Duhaime. Motion carried unanimously with a vote*
466 *of 6-1.*

467

468 R. Duhaime: There is nothing about sprinkling the building.

469
470 M. Malynowski: Correct. Based on the TRC meeting it was deemed this building and the use
471 does not require a fire suppression system. They are producing materials that are not
472 combustible. There are two hydrants along the frontage of the property that are less than 400'
473 from the building. According to NFPA we are protected. The fire department is asking for a third
474 so they don't have to draw a hose across Hackett Hill.

475
476 J. Sullivan: That waiver is being appealed to the fire marshal.

477
478 E. Robidoux: Correct.

479
480 After review and deliberation of the application before the Board for GTS Construction (OWNER:
481 Cate Road, LLC), 3 Cate Road, Map 13, Lot 62, the Board finds the application has satisfied the
482 general requirements of the Town of Hooksett Development Regulations, or a waiver has been
483 granted where the requirements could not be met. Therefore,

484
485 ***P. Scarpetti motioned to approve, pursuant to RSA 676:1, the completed application for the plan***
486 ***before the board for GTS Construction (OWNER: Cate Road, LLC), 3 Cate Road, Map 13, Lot***
487 ***62 with the following conditions:***

- 488
489
- 490 1. ***All review fees are paid in full.***
 - 491 2. ***A single (22" x 34") mylar, 6 paper copies (22" x 34"), 1 paper copy (11' x 17"),***
492 ***and 1 digital PDF copy (CD, email, or flash drive), of the final plan are submitted***
493 ***to the Office of the Town Planner within the Community Development Department.***
494 ***If the applicant wishes to retain a signed copy, include additional copies. The above-***
495 ***mentioned copies shall be retained for Town records.***
 - 496 3. ***Any outstanding comments from the Town Engineer shall be addressed to the Town***
497 ***Engineer's satisfaction.***
 - 498 4. ***All outstanding State and local permits (as applicable) shall be received and noted***
499 ***on the plan. This includes an amended driveway permit required, as necessary from***
500 ***the authority having jurisdiction.***
 - 501 5. ***Complete any outstanding items noted from Hooksett Fire Prevention in the email***
502 ***to M. Malynowski from Capt. Tewksbury, dated 3/19/24 and the email regarding the***
503 ***fire hydrant dated 4/15/24.***
 - 504 6. ***Written confirmation from the Hooksett Village Water Precinct shall be provided***
505 ***indicating that final utility print submissions have been reviewed and approved, and***
506 ***all applicable fees paid in full (See M. Heidorn email to M. Malynowski dated***
507 ***4/17/24). This includes HVWP approval of the water trench detail for the water***
508 ***expansion across Hackett Hill Road.***
 - 509 7. ***If the waiver for the fire hydrant location is approved by the State Fire Marshall,***
510 ***note the waiver on the plan.***
 - 511 8. ***Adjust legend on cover sheet - Property line is not clear and looks like the setback line.***
 - 512 9. ***Sign detail should note the correct address.***
 - 513 10. ***Lot coverage is limited to 79% per the variance granted in 2003.***
 - 514 11. ***Add State plane coordinates to two boundary corners.***
 12. ***The Town of Hooksett's standard conditions subsequent related to items required by***

515 *the applicant prior to construction and the issuance of a certificate of occupancy are*
516 *inherent in this motion.*

- 517 13. *Two year landscape surety by the property owner in the full amount of the*
518 *landscaping costs;*
519 14. *Landscaping pursuant to the original site plan with the same amount of trees shall be*
520 *installed by the current property owner within 90 days from the date of the CO;*
521 15. *The building will be repainted with a neutral pleasing color;*
522 16. *Written confirmation from the fire department of the correct address will be noted on*
523 *the plan;*
524 17. *If the third fire hydrant is not waived by the fire marshal, the applicant will have it*
525 *installed.*

526
527 ***Seconded by R. Duhaime. Motion carried unanimously with a vote of 7-0.***

528
529 P. Scarpetti left the meeting at 7:23 pm.

530
531 **5. PLATINUM TRUCK & EQUIPMENT, LLC**
532 **1380 Hooksett Road**
533 **Map 18, Lot 47**
534 **Acceptance/Review Site Plan Amendment (Phase II development of 9,100 sf**
535 **warehouse)**

536
537 E. Robidoux: The proposal is to add a 9,100 sf building to the site. The new building will be
538 used for warehousing, with a small paint booth. The 4.9 acre lot is located in the Performance
539 Zoning District and contains an existing 11,865 sf commercial equipment building. Access to the
540 site will continue to be provided by a single curb cut, located off Hooksett Road. The traffic memo
541 states there will be a slight increase in the amount of traffic entering and existing the site.
542 Architectural renderings are provided for the Board's review and comment. Planning Board
543 packets contain the following: Abutters list; waiver requests, Impact Fee calculation; Traffic
544 Impact Assessment; CHWP letter dated 4/22/2024; Fire Department email dated 4/19/2024.

545
546 Jason Lopez (Keach Nordstrom Associates): On May 17 2021 we got Phase I approved. He is
547 expanding and ready to go to Phase II. In Phase I, within this building, we were permitted for a
548 wash bay. We are looking to have the wash bay relocated to the upper building. We will have a
549 new oil/grit separator and a paint booth. A paint booth is not a permitted use, however, with the
550 work he is doing he would like the opportunity to do that on site inside the building. The
551 remainder of the building will be warehousing. We are also looking for a gravel parking area in
552 the front to store tracked equipment. For the new building we are looking to add four new
553 employees. There would be no public access. One of the conditions for Phase I was to have 28
554 spaces. We are proposing 6 new spaces for a total of 34. There will be additional outdoor storage
555 space on pavement on the front and side of the building. The fire department said they would
556 accept access to two sides of the building and asked for an additional hydrant on the upper level.
557 The building will be sprinkled. There is existing water already on site. We are going to have a
558 12' high retaining wall on the lower level and are terracing that. We worked with a Geotech and
559 did some borings in the back for ledge removal. The advice of the Geotech will determine if it is
560 ledge face, gravity block, or a mix. We will provide the structural design as part of the building
561 permit process. For Phase I the sewer is pumped out and down the side of Hooksett Road to a

562 gravity manhole. For this we are going to flow gravity down to our onsite pump station. For the
563 floor drains we will have the oil/grit separator. The sewer department is okay with that
564 connection, the water department is fine with extending the water, and the fire department is fine
565 with the fire suppression. We will need an update to the DOT permit. We need to file an
566 application for a driveway permit for the additional use. We have applied for an AOT permit and
567 received minor comments. We are expanding the current drainage system that has an infiltration
568 component. The outflow drains towards the wetlands. Regarding building elevations, the plan is
569 to mimic what is built out front.

570

571 ***M. Somers motioned to accept jurisdiction of the plan before the Board for Platinum Truck &***
572 ***Equipment (OWNER: TK Property Group, LLC), 1380 Hooksett Road, Map 18, Lot 47.***

573 ***Seconded by S. Gilbert.***

574

575 D. Pichette Volk: Will this necessitate digging up Rt. 3?

576

577 J. Lopez: No. We have already worked with the utilities and can extend off of that.

578

579 D. Pichette Volk: This is Phase II. Will there be a Phase III?

580

581 J. Lopez: No. This is at the limit of the land.

582

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

584

585 ***J. Sullivan motioned that Pursuant to RSA 36:56, the Board finds the proposal as presented at***
586 ***this time meets the definition of a development of regional impact. Seconded by R. Duhaime.***

587 **Motion fails with a vote of 6-0.**

588

589 M. Somers: Do you do body work?

590

591 Timothy Beauregard: Some repairs.

592

593 R. Duhaime: Are you putting in any landscaping?

594

595 M. Somers: This is surrounded by trees.

596

597 R. Duhaime: What is the grade difference?

598

599 J. Lopez: This wall is going to be 12' high. There will be landscaping on the street side of the
600 proposed fence and down the side of the access road. We are removing one of the existing trees
601 to expand the detention system and replanting it.

602

603 R. Duhaime: Will you be adding anymore around the gravel area?

604

605 J. Lopez: No. There is a tree line.

606

607 M. Somers: How tall is the existing building?

608

609 T. Beauregard: 18' to the soffit. The new building is not as tall as the first one.
610
611 Discussion ensued on how much of the building may be seen from the road and the elevation.
612
613 M. Somers: How far back is this building from the road?
614
615 J. Lopez: About 100'.
616
617 Discussion ensued regarding landscaping.
618
619 Open public hearing.
620 Open public comment.
621 No public comment.
622 Close public comment.
623
624 S. Gilbert: Is ventilation in terms of painting in place?
625
626 T. Beauregard: That will be based on what the code enforcement officer suggests.
627
628 S. Gilbert: Will the buildings match?
629
630 T. Beauregard: Yes.
631
632 J. Lopez referenced the minutes from TRC showing agreement from the Code Enforcement
633 Officer on the paint.
634
635 Close public hearing.
636
637 ***J. Sullivan motioned to grant a waiver from the Development Regulations, Appendix, Site***
638 ***Plan Checklist, to allow items required on the checklist to be presented within the plan set,***
639 ***rather than only the Site Plan sheet. After review of the waiver request the Board finds that***
640 ***specific circumstances relative to the plan, or conditions of the land in such plan will properly***
641 ***carry out the spirit and intent of the regulations. Seconded by M. Somers. Motion carried***
642 ***unanimously with a vote of 6-0.***
643
644 ***J. Sullivan motioned to grant a waiver from the Town of Hooksett Zoning Ordinance, Article***
645 ***10-A, Section E, Uses, to allow a paint shop within the new building, as the use is not***
646 ***specifically permitted or prohibited. After review of the waiver request, the Board find that***
647 ***strict conformity to the regulations would pose an unnecessary hardship to the applicant and***
648 ***the waiver would not be contrary to the spirit and intent of the regulations. Seconded by R.***
649 ***Duhaime. Motion carried unanimously with a vote of 6-0.***
650
651 R. Duhaime: What if they sell this and a car dealer goes in? Once you allow this waiver it sticks
652 with the property forever. Will you be advertising this?
653
654 T. Beauregard: It is just our work.
655

656 E. Robidoux: If there was an increase in the intensity of use they would have to come in. A car
657 dealership would be an increase in the intensity of the use.

658
659 *M. Somers motioned to grant a waiver from the Town of Hooksett Zoning Ordinance, Article*
660 *10-A, Section G (2)(k), to allow 3,500 SF of gravel surface for display of specialized product,*
661 *as the majority of outside storage areas will take place on pavement. After review of the waiver*
662 *request, the Board find that strict conformity to the regulations would pose an unnecessary*
663 *hardship to the applicant and the waiver would not be contrary to the spirit and intent of the*
664 *regulations. Seconded by S. Gilbert. Motion carried unanimously with a vote of 6-0.*

665
666 *M. Somers motioned to grant a waiver from the Town of Hooksett Zoning Ordinance, Article*
667 *10-A, Section H, (3)(a)(5) to not provide plantings along the front of the new building as the*
668 *front facade consists of garage doors with a concrete apron. Plantings would impede vehicular*
669 *access. After review of the waiver request, the Board find that strict conformity to the*
670 *regulations would pose an unnecessary hardship to the applicant and the waiver would not be*
671 *contrary to the spirit and intent of the regulations. Seconded by S. Gilbert. Motion carried*
672 *unanimously with a vote of 6-0.*

673
674 Findings of Fact

675
676 The Board finds the plan as presented meets provisions and standards provided in Part I of the
677 Development Regulations, by means of details on the plan, the granting of a waiver(s), or
678 outstanding items will be presented as a condition of approval.

679
680 The plan provides safe and efficient vehicular/pedestrian access and the design and construction
681 proposed are adequate to accommodate the anticipated volume of traffic proposed by the
682 development.

683
684 The Board finds the plan provides adequate parking for the site and meets the parking density
685 requirements for the use.

686
687 The Board finds the landscape plan meets the intent of the regulations, or a waiver has been
688 granted.

689
690 The Board finds the stormwater management plan as proposed is designed to control the post
691 development run off so that it does not exceed predevelopment runoff, or the stormwater plan
692 adequately mitigates the increase.

693
694 The Board finds the utility construction standards are met.

695
696 The Board finds the exterior lighting, solid waste storage, and snow storage provisions, are
697 adequate for the proposed development.

698
699 The Board finds the erosion and sediment control plan meets the Town regulations and
700 requirements.

701
702 The Board finds the architectural design requirements have been met.

703

704 ***J. Sullivan motioned to agree with the above noted findings of fact for the plan before the***
705 ***board for Platinum Truck & Equipment (OWNER: TK Property Group, LLC), 1380 Hooksett***
706 ***Road, Map 18, Lot 47. Seconded by M. Somers. Motion carried unanimously with a vote of***
707 ***6-0.***

708
709 ***J. Sullivan motioned to assess \$12,285.00 in impact fees for the plan before the board for***
710 ***Platinum Truck & Equipment (OWNER: TK Property Group, LLC), 1380 Hooksett Road,***
711 ***Map 18, Lot 47. Seconded by S. Gilbert. Motion carried unanimously with a vote of 6-0.***
712

713 After review and deliberation of the application before the Board for Platinum Truck &
714 Equipment (TK Property, LLC), Map 18, Lot 47, located at 1380 Hooksett Road, the Board finds
715 the application has satisfied the general requirements of the Town of Hooksett Development
716 Regulations, or a waiver has been granted where the requirements could not be met. Therefore,
717

718 ***J. Sullivan motioned to approve, pursuant to RSA 676:1, the Completed Application for the***
719 ***plan before the Board for Platinum Truck & Equipment (OWNER: TK Property Group, LLC),***
720 ***1380 Hooksett Road, Map 18, Lot 47 with the following conditions:***
721

- 722 1. ***All review fees are paid in full.***
- 723 2. ***A single (22" x 34") mylar, 6 paper copies (22" x 34"), 1 paper copy (11' x 17"),***
724 ***and 1 digital PDF copy (CD, email, or flash drive), of the final plan are submitted***
725 ***to the Office of the Town Planner within the Community Development***
726 ***Department. If the applicant wishes to retain a signed copy, include additional***
727 ***copies. The above-mentioned copies shall be retained for Town records.***
- 728 3. ***Any outstanding comments from the Town Engineer shall be addressed to the***
729 ***Town Engineer's satisfaction.***
- 730 4. ***All outstanding State and local permits (as applicable) shall be received and***
731 ***noted on the plan.***
- 732 5. ***Written confirmation from the Central Hooksett Water Precinct and the***
733 ***Hooksett Wastewater Department shall be provided indicating that final utility***
734 ***print submissions have been reviewed and approved by their respective***
735 ***commissions and/or consulting engineers, and all applicable fees paid in full.***
- 736 6. ***Comply with the April 22, 2024, letter from HCWP.***
- 737 7. ***Comply with the April 29, 2024, email from Fire Department Capt. Tewksbury***
738 ***with the following items outstanding:***
 - 739 a. ***Building shall be sprinkled as four sided access has not been provided.***
740 ***Hydrant location and fire lane locations have been approved.***
 - 741 b. ***The new building will need to have a Fire Alarm system installed - it***
742 ***can be tied to the existing building's fire alarm system.***
 - 743 c. ***New building will have an address of 1380 Hooksett Road, Building B.***
744 ***Update the plan accordingly.***
- 745 8. ***Sheet 3, Not 11 - amend to read Merrimack rather than Hillsborough.***
- 746 9. ***Add an Error of Closure statement.***
- 747 10. ***Add State plane coordinates, tied to two boundary comers.***
- 748 11. ***Denote on site traffic flow on the plan.***
- 749 12. ***Stamped, engineered plan for the retaining wall(s) must be approved by the***
750 ***Town Engineer and may be submitted as a condition subsequent, but prior to***

- 751 *the issuance of a building permit.*
752 13. *The Town of Hooksett's standard conditions subsequent related to items*
753 *required by the applicant prior to construction and the issuance of a certificate*
754 *of occupancy are inherent in this motion.*
755 14. *Plantings will be added as follows: 5 trees masked with inkberry on the*
756 *northwest corner in front of the stockade fence; 7 trees to the south border*
757 *along the new drive.*

758
759 ***Seconded by M. Somers. Motion carried unanimously with a vote of 6-0.***
760

761 **OTHER BUSINESS**

762 **6. TOWN PLANNER UPDATES**

763
764 E. Robidoux: The Master Plan will be presented to the Town Council on May 8 during their
765 meeting. You have a copy of a residential driveway permit from NH DOT for a property on
766 Whitehall. The grand opening of the Hooksett Riverwalk Trail will take place on May 16
767 between 4:00 and 5:30 pm. There have been changes to the TRC process including less paper
768 copies that are required to be submitted and the meetings will be held on an as needed basis. The
769 Board has an invitation to attend the NH Tourism Summit on May 21. In your packets you have
770 the list of building permits for March and April, occupancy reviews, and changes of use. I have
771 provided proposed changes to the checklist items that are part of the application process for you
772 to review. You also have proposed changes to the development regulations to review. When the
773 budget was approved it included money to update the impact fee ordinance. Those funds will be
774 in place July 1. The bid went out on May 1. The bid opening will be May 15 in Chambers at 4:00
775 pm. The Blue Book is out of date and we are working on streamlining it. Our town engineer has
776 most of his done. It was recommended that since water and sewer have their own requirements
777 that are separate from Hooksett, those specs be removed and just referenced which will speed up
778 their updating process. The fee schedule is being reviewed. There is a lot of zoning left over
779 from last year before you can consider new zoning amendments.

780
781 **ADJOURNMENT**

782
783 ***S. Gilbert motioned to adjourn at 8:37 pm. Seconded by M. Somers. Motion carried***
784 ***unanimously with a vote of 6-0.***

785
786 **Respectfully submitted by,**

787
788 **/s/ AnnMarie Scott**

789
790 **AnnMarie Scott**
791 **Recording Clerk**