



TOWN OF HOOKSETT

ADMINISTRATION DEPARTMENT

35 MAIN STREET
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Trash Collection Subcommittee

December 13, 2022

Attendees:

Recycling and Transfer Advisory Board – Raymond Bonney, John Giotas, Richard Bairam
Town Council- Timothy Tsantoulis, and Roger Duhaime
Staff Support- Leann McLaughlin, Andre Garron, Ben Berthiaume, Denise Cumings, Nicholas Williams

Meeting commenced at 2:22pm

Public Input: Fred Bishop, 34 Mammoth Road, Unit #26 – Would you consider having representation from the condo associations on this Board?

Ron Ducharme, Berry Hill- They have been picking up our trash for 1 ½ years. We had to change wording in our condo bylaws to accommodate and sign a waiver with town for road damage. At that time, we had Denise (Recycle & Transfer) come and assess the roadways, the only finding was one dead in road, we planned to accommodate the trash barrels at a specific spot. We pay the same taxes and do not receive trash pickup.

Roger Duhaime explained that this committee was put in place to look at this specific concern. Currently there are 1,100 condos and a total of 6,500 household in town. It is time to look at the changing housing market. This is the way all living situations are happening now due to affordability. This is the first meeting for this Subcommittee.

Andre Garron answered Mr. Bishops question. The council made the committee and decided who to have on the committee. He can readdress the committee members at the next TC meeting. Possible 2 at large (Community members).

Tim Tsantoulis asked what the difference in taxes is for a single family versus condo? Can we have the assessor at the next meeting to address this? It is in the bylaws for those condo associations to remove their own trash and own road maintenance. They pay less impact fee as well in the condos.

Andre Garron - We need to investigate the procedures of how condo associations are approved. We need to decide weather this is unique to Hooksett or not.

37 Roger Duhaime asked if the Town can handle it with current staffing and trucks? What would
38 we need to accommodate the condo associations? Can they decide to “hire” the town as an
39 option for pick up? What is the difference in the taxes between condos and single family? We
40 should compare how other towns handle this situation.

41 Timothy Tsantoulis requested that the Assessor be present at the next meeting We need
42 accurate amounts. Need to know tax differences/ explain market value differences.

43 Nicholas Williams explained the upcoming building and development of Hooksett condos in the
44 planning process. 2 categories 1- Vested, with permits and in the process. 2- Proposed no
45 permits listed yet but know it is works.

46	1. Vested –	Forest Oaks	20 units
47		University Commons	20 units
48		Martins Ferry	6 units (age restricted)
49		Mammoth Road	4 units
50		Granite Heights, Phase II North	105 units
51		Heads pond	condo/ single family combo
52	Proposed –	3 Dartmouth Street	16 units (55+)
53		99 Mammoth Road	74 units
54		Beaver Brook	200+ units additional

55 Condo impact fees are charged at a different rate –Road, Police, Fire, Parks & Rec, School (age
56 restricted housing is not charged for School Impact Fees). There is no separate impact fee
57 category for Recycle and Transfer.

58 Denise Cumings said that 185 condo units are currently picked up, if we add the other current
59 1,015 condos it would add 9 hours for 2 trucks (18 hours of manpower) each week. Still having
60 trouble with the old truck, new truck is consistent. We would have less time for vehicle
61 maintenance and will need new truck and staffing.

62 Andre Garron explained that developers make the choice to build condos. Building has
63 changed. We need to research some information. It will have a schematic impact to budgets.

64 Fred Bishop- Tim mentioned how other residential owners perceive trash pickup for condos,
65 how it will impact them. What is happening now is Condos, especially over 55 condos, are
66 subsidizing the rest of the town because we are paying thousands of dollars in taxes. You must
67 look at both sides of that issue. Developer comes in, makes a proposal to the Planning Board,
68 they look at it as “free money” in tax revenue and we don’t have to provide services. That is not
69 fair. I ask you to look at that. Look at trash pickup, trailer parks get trash picked up, you must
70 address that as well. I encourage you to appoint 1 or 2 members that own condos for firsthand
71 information.

72 Roger Duhaime - this is the new reality of the changing building trends. Person lives in Hooksett
73 for years now downsizes and moves to condos and lose things like trash pickup. We want to
74 keep it fair.

75 André Garron explained that a change in the membership of the committee will need to be
76 addressed with the Town Council.

77 John Giotas mentioned the barrels and the costs for those.

78 Denise Cummings asked about garden style condos, they can't have barrels and none of the
79 current fleet can pick up a dumpster.

80 Nicholas Williams asked that at the planning phase, they need a clear understanding of what
81 the issues are to mechanically move the equipment in the condos.

82 Denise Cumings answered that they have issues in small neighborhoods too, it's a large truck on
83 narrow roads, tight spaces, and no turn arounds.

84 André Garron reiterated that it starts with Planning. If we do pick up for everyone, it does
85 change the characteristics of these condos. Meaning they would not look like they do and that
86 will be a change in infrastructure requirements.

87 Denise Cumings answered Roger Duhaime's question regarding a truck picking up a small
88 dumpster, Denise explained that there are only side loads remaining. The truck that picked up
89 small dumpsters was retired as it would not pass inspection.

90 Ron Ducharme asked about hiring a subcontractor to remove trash from these properties. The
91 Town still provides trash pickup.

92 Roger Duhaime would rather see the Town hire an extra driver.

93 Ray Bonney explained there are drivers then there are trash truck drivers. The problem with
94 that is an outside contractor would have to be required to come to the Transfer Station
95 everyday before they start to verify they are completely empty. Some companies will pick up a
96 development or other trash outside of Hooksett and then pick up trash in Hooksett. Hooksett
97 then must pay for another towns trash. It may not sound like a lot but at the end of the year it
98 adds up. If we are going to pay a subcontractor, we want to make sure the truck is empty at the
99 start of the day.

100 Mr. Ducharme shared that they were paying Pinard \$24,500 (roughly) a year (\$19 per door with
101 107 units).

102 Richard Bairam motioned to adjourn, seconded by John Giotas. Motion carries. Meeting
103 Adjourned at 3:35pm

104 Minutes submitted by

105 Carrie Montoya