



## TRASH COLLECTION SUBCOMMITTEE

Tuesday, February 21, 2023

4:00 P.M.

Hooksett Town Hall

35 Main St.

Council Chambers

- I. **Open Meeting**
- II. **Attendance/Introductions**
- III. **Pledge of Allegiance**
- IV. **Public Input**
- V. **Meeting Minutes Approvals**
  - i. January 24, 2023
- VI. **Appointments**
- VII. **Other Business**
  - i. Assessing – Average Condo Sale vs. Average Condo Assessment
  - ii. Community Development – Density bonuses, MDR vs. Conservation Subdivision and any other relevant Zoning Ordinance articles
  - iii. Discussion of next steps for the Subcommittee
- VIII. **Public Input**
- IX. **Adjournment**

**Additional business brought up by the Subcommittee.**

Costs to provide Trash Collection to all Condo Associations

**Current Condo Associations:**

- 2,150 Barrels at \$75/barrel = \$161,250 (18 hours of time to pick up – based on 120 barrels = 1 hours +/- time to pick up) (Include in budget or warrant article?)
- New truck \$400,000 (Warrant Article or Capital Reserve?)
- Additional Driver \$75,000 (includes all town benefits and salary)

**Approved Condos:**

- 688 barrels at \$75/barrel = \$51,600 (6 hours of time to pick up)

**Project Seeking Entitlements:**

- 580 barrels at \$75/barrel = \$43,500 (5 hours of time to pick up)

*Garden Style Condos are not included as they would require daily pickups or dumpster type containers and equipment to accommodate pick up.*

**Condos with Dumpsters:**

- Auto Collection Truck capable of emptying barrels and dumpsters – Rough Estimate of \$400,000 for a “Heil Multi Pack” Body

Additional fees would include tipping fees.

MDR – max density depends upon the type of structure, number of units, and whether sewer and/or water is available. MDR max density assuming both sewer and water are available is one dwelling per acre for multi-family, or one duplex per 1.5 acre, or one single family detached per 0.75 acre. Other variations of these densities exist if either sewer or water are available, or if no sewer or water are available.

The conservation/clustering ordinance (Article 8) permits higher densities in ALL zones, including MDR, subject to several additional requirements:

- Minimum of 50% of total lot acreage to be earmarked as undeveloped conservation land
- Passive/Active recreation requirements
- Buildable lot area to be reduced by 15% to account for construction of roads and sidewalks
- Slopes greater than 25% must be included in conservation land area and are not part of buildable area
- HOA/Condo association is REQUIRED, not optional
- When both sewer and water are available, densities permitted at one unit per 0.5 acre
- Though individually owned lots are not required (as is the case with Berry Hill), where they are proposed they must have a minimum of 100 feet of street frontage or 50 feet of street frontage if they are located on a cul-de-sac

Article 8 of the Zoning Ordinance also lists the requirements for HOA/Condo management of these types of developments, along with the required established review procedure prior to residential condominiums being approved by the Town.