

1 Official

2
3 **MINUTES**

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

6 **35 Main Street**

7 **Monday, January 8, 2024**

8 **6:00 PM**

9
10 **MEETING CALLED TO ORDER AT 6:00 P.M.**

11
12 **PLEDGE OF ALLEGIANCE**

13
14 **PROOF OF POSTING**

15
16 **NOMINATIONS & APPOINTMENTS**

17
18 None

19
20 **INTRODUCE MEMBERS OF THE BOARD**

21
22 **PRESENT: Chris Stelmach (Chairman), Mike Somers (Vice-Chairman), Robert Duhaime,**
23 **David Russel, and James Sullivan (Town Council Representative)**

24
25 **EXCUSED: Paul Scarpetti and Sheena Gilbert**

26
27 **NOT PRESENT: Denise Pichette Volk**

28
29 **STAFF: Elizabeth Robidoux (Town Planner)**

30
31 **D. Russel will be a voting member this evening.**

32
33 **APPROVAL OF MINUTES 12/18/23**

34
35 *M. Somers motioned to approve the minutes of the December 18, 2023 Planning Board meeting with*
36 *amendments. Seconded by D. Russel. C. Stelmach abstained due to not being at the December 18,*
37 *2023 Planning Board meeting.*

38
39 Discussion ensued on R. Duhaime's comments (beginning at line 476) regarding the proposed waivers
40 for the revised Park Place plan. He would prefer to not grant those this evening with the subdivision
41 and would rather wait to review them with the amended site plan. He wants to see the exact setbacks
42 on the plan. It matters to him where exactly the revised setback would be. He is open to discussing it.

43
44 **Motion carried with a vote of 5-0.**

45
46 **APPOINTMENTS**

47 None.

48
49 **PUBLIC HEARINGS**

50 E. Robidoux: The Planning Board has before it this evening eleven (11) proposed amendments
51 to the Zoning Ordinance. All eleven amendments have been reviewed by the Planning Board at a
52 regularly scheduled meeting. The first clean read was December 18, 2023. The Zoning Amend-
53 ment Subcommittee has proposed the attached amendments to the Zoning Ordinance. The major-
54 ity of them, Articles 4, 5, 5A, 6, 9, 10 and 11, add purpose statements to each Article. The pro-
55 posed amendment for Article 1, replaces the existing Preamble. The proposed amendment for
56 Article 20 adds a purpose statement but then clarifies that any waiver from the sign requirements
57 in the Performance Zone should be directed to the Planning Board rather than the ZBA. The pro-
58 posed amendment for Article 27, amends the access requirement for ADUs. Currently, the access
59 has to be through a common area in the main residence. The amendment allows the access to be
60 through an exterior door to address those situations where an ADU may be located above a garage
61 or in an area without a common area. The ZBA has seen repeated variance requests for issues of
62 this type. The change would alleviate the need for the homeowner to make extensive renovations
63 to the existing home just to meet the requirements in this section. The final proposal is to create a
64 new Article “Portable Storage Containers”. The new Article applies to all portable storage con-
65 tainers in the Town of Hooksett, requires a permit be obtained to have one on the property, or that
66 they be noted on a site plan for commercial sites. The Article regulates the size of the containers,
67 the number, the duration, and the placement of such containers on a property. Staff requests the
68 Planning Board recommend the eleven proposed amendments to the Town of Hooksett Zoning
69 Ordinance; moving the proposed amendments to the March ballot.

70
71 Open public hearing.

72 Open public comment.

73
74 J. Sullivan: This is for adding the addition of an introductory statement to each of the Articles to help
75 clarify the purpose/intent. This was a request from the ZBA and is something that was lacking which
76 was noted in one of the appeal decisions that was made. Regarding Proposal No. 10, getting that clarifi-
77 cation will help as the Planner did indicate. Number 11 is very important to add because, as we have
78 seen in the last couple of years, many portable storage pods appear and stay. We are aware people need
79 to use those for temporary storage, moving, and things like that. To allow them to stay without any or-
80 dinance to refer to makes no sense. This allows for storage units but only to a certain extent. All of
81 these make perfect sense to me.

82
83 D. Russel: To get clarification on the portable storage units, was there a discussion about anyone who
84 had one previously? Some rental places put portable storage units on their property and they are renting
85 them out as well. They are renting them as additional space. Some properties have 10 to 20 of these
86 storage containers that are on the main road.

87
88 M. Somers: I thought the way it is drafted was if it was longer than 30 or 60 days they would need to
89 have a permit and it would have to be on the site plan as permanent installation.

90
91 R. Duhaime: On the residential side, if you already have one on your property we can’t make you get
92 rid of it. You didn’t have to get a permit; the rule was enforced. On a commercial property that is an-
93 other story. That is over a period of time. If they come in for a building permit and this gets reviewed

94 and they see they have 20 storage units that are not on the site plan, you better add them to your site
95 plan because otherwise they will have to go because now the rule is in effect. How do we phase this in
96 and who is the first we are going to hit? Now that it is required to have a permit at the end of your site
97 plan it is taxable. If you are not going to put up a building I don't care but we have an ordinance. If you
98 are going to leave them there more than 60 days we are going to tax them.
99

100 C. Stelmach: What happens if they are on an existing commercial property?
101

102 E. Robidoux: If any other thing changes on the property that would be a mechanism for us to use en-
103 forcement to say they are not on the site plan, or if we see them and they are not on the original site
104 plan we can go to them and show them what their original site plan has on it and tell them they need to
105 amend their site plan or remove them. If we become aware of them and this is in place, we can let them
106 know what the regulation says. The residential ones are supposed to be temporary. They can be there
107 for six months. If they are over six months they will have to get an extension of a permit. The ones on a
108 residential property now that are just sitting there, those are going to be grandfathered and it will be
109 harder to do enforcement on, but we can pick away at them.
110

111 R. Duhaime: The whole idea is we are not going to have anyone put them in as wall between their
112 neighbors. It is not a decorating feature putting in storage containers.
113

114 D. Russel: In the town of Deerfield somebody had a storage container on their facility and they were
115 told they had to remove it. The person then got a container that was on wheels. They dug a hole and
116 buried it. Because they could prove it had an axle and could be moved they could no longer have that
117 moved off the property.
118

119 C. Stelmach: They would still have to have it registered and that is taxable as a registration. You can't
120 leave it there with no plates. It has to be registered.
121

122 D. Russel: There are a lot of cars on people's property that are sitting there and turning into trash. I am
123 trying to bring up the question now because it is going to happen. We might want to take a look at that.
124

125 J. Sullivan: In regard to Mr. Russel's question on the cars, if there is a car, or many, on a piece of prop-
126 erty that are not registered they could still be unregistered and kept on your property.
127

128 E. Robidoux: You can have one. Anything over two, by state law, is a junk yard and falls under differ-
129 ent criteria.
130

131 Joseph Kowalik (157 Hackett Hill Road): I found some of these interesting that I didn't know existed.
132 I had two portable units on my property. My son-in-law and daughter bought a house in Bedford and
133 they were remodeling it so their things went inside these storage units. Then we moved it back to their
134 property. If it was more than six months I should have had a permit?
135

136 E. Robidoux: You would still need a permit. If it goes over 6 months you would have ask to renew that
137 permit.
138

139 R. Duhaime: This is one of those things about the rural character in New Hampshire and the towns that
140 have bigger lot sizes. If someone has 50 acres and they have a storage container and they put it in the

141 woods you don't know it is there. If you put it in your front yard or between you and your neighbor,
142 that is the idea of this rule and enforcement. These things have been multiplying instead of putting in
143 something nice that is taxable.

144
145 M. Somers: There was no rule, and we are putting this on a warrant article to be voted on by the town
146 and then it would become a rule.

147
148 J. Kowalik: It is good to come to these meeting because you find these things out. Regarding ADU's is
149 this allowing access to have an exterior door on an ADU?

150
151 E. Robidoux: Yes so you don't have to have to go through the main house. You can but you don't have
152 to.

153
154 J. Kowalik: Will it be a requirement to have both so you have fire access?

155
156 E. Robidoux: That falls under codes. You should have two means of egress.

157
158 R. Duhaime: I think this will make it easier to add on more units especially with the housing crisis.

159
160 Close public comment.

161 Close public hearing.

162
163 **1. Proposed amendment to the Town of Hooksett Zoning Ordinance, Article I, Preamble.**
164 AMEND the Town of Hooksett Zoning Ordinance, Article 1, Preamble, to revise the existing
165 preamble statement.

166
167 *The purpose of the amendment is to revise the preamble statement to more accurately cap-*
168 *ture the intent of the Ordinance.*

169
170 **2. Proposed amendment to the Town of Hooksett Zoning Ordinance, Article 4, Low Density**
171 **Residential District**

172
173 AMEND the Town of Hooksett Zoning Ordinance, Article 4, Low Density Residential Dis-
174 trict, to add a purpose statement to the beginning of the Article.

175
176 *The purpose of the amendment is to define the intent of the Article.*

177
178 **3. Proposed amendment to the Town of Hooksett Zoning Ordinance, Article 5, Medium**
179 **Density Residential District**

180
181 AMEND the Town of Hooksett Zoning Ordinance, Article 5, Medium Density Residential
182 District, to add a purpose statement to the beginning of the Article.

183
184 *The purpose of the amendment is to define the intent of the Article.*

185
186 **4. Proposed amendment to the Town of Hooksett Zoning Ordinance, Article 5-A, Urban**
187 **Density Residential District**

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AMEND the Town of Hooksett Zoning Ordinance, Article 5A, Urban Density Residential District, to add a purpose statement to the beginning of the Article.

The purpose of the amendment is to define the intent of the Article.

5. Proposed amendment to the Town of Hooksett Zoning Ordinance, Article 6, High Density Residential District

AMEND the Town of Hooksett Zoning Ordinance, Article 6, High Density Residential District, to add a purpose statement to the beginning of the Article.

The purpose of the amendment is to define the intent of the Article.

6. Proposed amendment to the Town of Hooksett Zoning Ordinance, Article 9, Manufactured Housing Parks

AMEND the Town of Hooksett Zoning Ordinance, Article 9, Manufactured Housing Parks, to add a purpose statement to the beginning of the Article.

The purpose of the amendment is to define the intent of the Article.

7. Proposed amendment to the Town of Hooksett Zoning Ordinance, Article 10, Commercial Districts

AMEND the Town of Hooksett Zoning Ordinance, Article 10, Commercial Districts, to add a purpose statement to the beginning of the Article.

The purpose of the amendment is to define the intent of the Article.

8. Proposed amendment to the Town of Hooksett Zoning Ordinance, Article 11, Industrial Districts

AMEND the Town of Hooksett Zoning Ordinance, Article 11, Industrial Districts, to add a purpose statement to the beginning of the Article.

The purpose of the amendment is to define the intent of the Article.

9. Proposed amendment to the Town of Hooksett Zoning Ordinance, Article, 20, Signs, and Section A, Permit Required

AMEND the Town of Hooksett Zoning Ordinance, Article 20, Signs, to add a purpose statement to the beginning of the Article, AND to amend Section A, Permit Required, to clarify waivers for signs located in the Route 3 Corridor Performance Zone District are granted by the Planning Board.

234 *The purpose of the amendment is to define the intent of the Article and to clarify waivers for*
235 *signs located in the Route 3 Corridor Performance Zone District are granted by the Planning*
236 *Board, not the ZBA.*

237
238 **10. Proposed amendment to the Town of Hooksett Zoning Ordinance, Article 27, Accessory**
239 **Dwelling Units, Section C, General**

240
241 AMEND the Town of Hooksett Zoning Ordinance, Article 27, Accessory Dwelling
242 Units to amend where access to the ADU is permitted.

243
244 *The purpose of this amendment is to amend where access to the ADU is permitted.*

245
246 **11. Proposed amendment to the Town of Hooksett Zoning Ordinance, to create new Article,**
247 **Portable Storage Structures**

248
249 *The purpose of this amendment is to define how temporary and permanent storage structures are uti-*
250 *lized within the Town of Hooksett with regard to the length of time the structure can be on a property*
251 *and the permitting process.*

252
253 *J. Sullivan motioned to recommend the proposed changes to the Town of Hooksett Zoning Ordi-*
254 *nance and to move proposed amendments 1, 4, 5, 5a, 6, 9, 10, 11 and 20 to the March ballot. Se-*
255 *conded by R. Duhaime. Motion carried unanimously with a vote of 5-0.*

256
257 *J. Sullivan motioned to recommend the proposed changes to the Town of Hooksett Zoning Ordi-*
258 *nance and to move proposed amendment 10 (Article 27, Accessory Dwelling Units, Section C, Gen-*
259 *eral) to the March ballot. Seconded by R. Duhaime. Motion carried unanimously with a vote of 5-*
260 *0.*

261
262 *J. Sullivan motioned to recommend the proposed changes to the Town of Hooksett Zoning Ordi-*
263 *nance and to move proposed amendment 11 (to create new Article, Portable Storage Structures) to*
264 *the March ballot. Seconded by R. Duhaime. Motion carried unanimously with a vote of 5-0.*

265
266 **OTHER BUSINESS**

267
268 **12. Board Delegation of Authority, RSA 236:13, VI, Driveways and other Accesses to the Pub-**
269 **lic Way**

270
271 E. Robidoux: With all of these rainstorms we have been having some flooding in town road-
272 ways. NH RSA 236:13 outlines the construction and alteration of driveways and accessways
273 that connect to rights of way under town or State jurisdiction. As outlined in the RSA, permits
274 must be obtained in order to alter or construct a driveway, the location of the access must not
275 infringe upon sight distance and must be graded in such a way that the roadway is adequately
276 protected from drainage year round. This includes drainage culverts for driveways that are on
277 private property that discharge to or near a right of way. The intent is to protect the roadway and
278 traveling public from potential harm. The RSA specifically delegates the State's authority to the
279 municipality for roads and access under its jurisdiction. Under Section VI, the RSA states,
280 "...the Planning Board shall retain continuing jurisdiction over the adequacy and safety of every

281 existing driveway, entrance, exit, and approach to a highway, whether or not such access was
282 constructed or installed pursuant to a permit under this section, and, unless the access is a public
283 highway, the owners of property to which the access is appurtenant shall have continuing re-
284 sponsibility for the adequacy of the access and any grades, culverts, or other structures pertain-
285 ing to such access, whether or not located within the public right of way. If such access is or be-
286 comes a potential threat to the integrity of the highway or its surface, ditches, embankments,
287 bridges or other structures, or a hazard to the safety of the passing public, by reason of siltation,
288 flooding, erosion, frost action, vegetative growth, improper grade, or the failure of any culvert,
289 traffic control device, drainage structure or any other feature, the commissioner of transportation
290 or the planning board or their designee may issue an order to the landowner or other party re-
291 sponsible for such access to repair or remove such hazardous condition and to obtain any and all
292 permits required thereof.” During the last few weeks, Hooksett has seen a good amount of rain-
293 fall. Attached to this report is a drainage map for the area near the Brick House Restaurant. Pic-
294 tures of water running off private property onto the public roadway are also attached. Investiga-
295 tion of the event revealed the source was from a residential property where the culvert was not
296 adequately maintained. In order for Hooksett staff to enter private property and issue orders to
297 remedy situations such as the one noted above, the Planning Board would need to officially des-
298 ignate their authority under RSA 236:23 to staff. It was flowing from the Brick House Property
299 onto Dartmouth. In order for staff to go onto the property we need authority from the Planning
300 Board.

301
302 C. Stelmach: Will there be any cost to the town?

303
304 E. Robidoux: The RSA says if this is on your property you are responsible for maintaining it and mak-
305 ing sure that is clear and works the way it is supposed to work. If it doesn’t, you need to fix it. The
306 town should not be incurring any cost other than employee time to go onto the property and speak to
307 the homeowner or commercial property owner.

308
309 C. Stelmach: What if a property owner resists it and says it is the town’s problem not theirs? Like a
310 culvert at the edge of a driveway at the road.

311
312 R. Duhaime: If it was installed as part of a sub-division and it is failing and if they crushed it then I
313 think they would have to replace it at their cost. Most of the time when a sub-division is built it is right
314 on the edge of the town easement.

315
316 M. Somers: What if the state or town repaved a road and along the edges of the road they put in
317 crushed rock and that crushed rock washed into said person’s culvert? They came and fixed it eventu-
318 ally but that is what happened to me. I took pictures and sent them to the Town Administrator. It all
319 washed down and buried the culvert and when we had the storm in May or June it wasn’t working at
320 all. It was all the rock from the road. The question becomes whose problem is that.

321
322 E. Robidoux: In my experience in a situation like that, the homeowner would take pictures, take the
323 rock out, and let the town know the drainage isn’t working. The town would be responsible for correct-
324 ing the faulty drainage on the town’s property. The culvert itself is the responsibility of the property
325 owner.

326

327 M. Somers: The town came and cleaned it out. I cleaned out most of it and the town cleaned out what I
328 could not get. I find it frustrating when the town's action led to the blockage.

329
330 E. Robidoux: It happens sometimes but you hope the municipality is responsive.

331
332 M. Somers. They put rip rap so it won't happen again.

333
334 R. Duhaime: The easements for pipes going to the town road the town guys are supposed to be main-
335 taining that. When you put a driveway in you change the drainage down the side of the road. If it is in
336 the site plan in the sub-division you can't change that elevation. You can't just add a driveway and you
337 can't shut off the pipe. Water has to flow. If you damage the pipe because you brought in a big truck it
338 is up to the homeowner to maintain that.

339
340 M. Somers: Part of the issue for us was uphill from our culvert there is a culvert that goes under the
341 road which was not maintained.

342
343 D. Russel: I have a culvert on my property that was done when the development was put in. I was told
344 that 15 or 25 feet from the center of the road is an easement and there are certain things you are not
345 supposed to do on your property because it is an easement. I went to the Hooksett Highway Department
346 because they put it in but never put the basket on the outside so the water was not diverting into the
347 pipe properly. Eventually they came and installed them. From the 15' from in the center of the road you
348 are not supposed to touch or do things on your property. How would that be maintained?

349
350 R. Duhaime: You have a driveway easement on the town road and it is permitted. If it is permitted you
351 maintain it.

352
353 J. Sullivan: One advantage of this motion is the Planning Board won't have to deal with this. Staff will
354 be addressing it. It states that an order would be issued to landlord, owner, or other party responsible. If
355 the other party responsible is the town I would think they would take care of it.

356
357 ***J. Sullivan motioned to delegate the Planning Boards enforcement authority granted pursuant to***
358 ***RSA 236:13 to municipal staff, specifically the Town Engineer, Code Enforcement Officer, Town***
359 ***Planner, and DPW Director to address and correct instances where it is found there is a potential***
360 ***threat to the integrity of the highway or its surface, ditches, embankments, bridges or other struc-***
361 ***tures, or a hazard to the safety of the passing public, by reason of siltation, flooding, erosion, frost***
362 ***action, vegetative growth, improper grade, or the failure of any culvert, traffic control device, drain-***
363 ***age structure or any other feature. Seconded by R. Duhaime.***

364
365 R. Duhaime: I say to do it for a year and see how it works out. I think we could take this back if it
366 doesn't work out. On the state roads the town doesn't have authority over the state except maybe in
367 flooding or issue like that. The Brick House doesn't have a driveway. They have a 100' apron. The
368 state no longer allows that. If that site was redeveloped they would have a standard driveway entrance
369 with double yellow lines and you would have a drainage culvert and a pipe and that would be reme-
370 died. We are giving up some authority but at the same time this shows you how this led to flooding go-
371 ing down a state road and the state went to the town asking why we are not telling our residents they
372 have to keep their pipe clean. I wonder how this story went.

373

374 E. Robidoux: This gives us the authority to go and investigate. There is nothing in our regulations that
375 gives Bruce (the Town Engineer) the authority to investigate. Bruce went on the property, contacted the
376 state to let them know what was going on, and asked if they were going to take care of it or if they
377 wanted the Town to address it. Our engineer has been in contact with the property owner and they will
378 be working to correct it.

379
380 R. Duhaime: Where the driveway goes and how far from an intersection falls under our purview.

381
382 E. Robidoux: This just says staff can go onto a private property.

383
384 R. Duhaime: When the water value is high and the water falls to the lowest grade there can be streams
385 that develop. Hopefully staff can solve this before there is a clogged drainage culvert. Sometimes more
386 of a storm event happens and then we have to make sure the residents are aware they need to clean their
387 culverts.

388
389 M. Somers: I got something in the mail this week to the affect that residents are responsible for their
390 culverts.

391
392 E. Robidoux: It is also on the website and that is when I looked into staff having the authority to do
393 this.

394
395 **Motion carried unanimously with a vote of 5-0.**

396
397 C. Stelmach: Homeowners have to be diligent if they have a culvert. They have to keep an eye on it. If
398 they have a problem they need to call the town.

399
400 **13. TOWN PLANNER UPDATES**

401
402 E. Robidoux: At the Town Council meeting on Wednesday, December 10, there will be a representa-
403 tive from the Rt. 3 work group to discuss the improvements that are planned from Alice Ave. to White-
404 hall. They will be talking about the difference between a three lane and five lane road and what that
405 means. It will be a good opportunity for the public and residents to come and hear where they are in
406 that design process. The Planning Board recommended the five lanes.

407
408 J. Sullivan: As a result of the business owners along that corridor finding out about the full extent of
409 the plan and the concern at the October 24th meeting the DOT invited the business owners to partici-
410 pate. As a result of that meeting a letter was sent to the Town Council and there were a lot of concerns
411 regarding every aspect of the project. A presentation was provided by DOT and will be included in the
412 informational link for that meeting. I am not sure what the requests will be as a result of that meeting.
413 As a member of the Council, I would look to the Planning Board to provide some insight if need be.

414
415 M. Somers: Will the presentation include a plan of how much land they will have to take?

416
417 E. Robidoux: The state has a project website that shows the proposed plan. The state is still in their de-
418 sign phase. They are drafting what the plan will look like. If there will be any takings the state will
419 work with the property owners and go through their process for that.

420

421 J. Sullivan: On the website there are links to every meeting that will provide insight. This is the repre-
422 sentative who was on the public comment committee. I am not sure if the state will be inclined to
423 change anything.

424
425 M. Somers: This would wipe out most of the Shooters Outpost parking lot. It would take all the park-
426 ing at Chantilly's.

427
428 R. Duhaime: When Shooters Outpost came in for their approvals we made them aware which is why
429 there is no landscaping in front of the building. We even mentioned to give the state the right-of-way at
430 that time. They are taking some of their property but the state already owns a chunk of this property.

431
432 Discussion ensued on the potential loss of property due to the road expansion.

433
434 J. Sullivan: The reason I asked the Town Planner to bring this up is because there was some input from
435 the Planning Board in the past regarding three lanes vs. five lanes, bike lanes, etc. and there may be
436 more requests of the Planning Board to provide additional insight on this.

437
438 E. Robidoux: I'll send links out to the board members for the town council agenda items and the link
439 for the state project site. You have the updated permit list from the building department. I wanted to
440 give you an update with regard to Hip Peas because we are starting to push up against some deadlines. I
441 did not have any contact from anyone so I reached out the engineer. He provided information on a
442 noise consultant to the owner. They have hired someone and that company has contacted some abut-
443 ters. I had a brief email conversation with their attorney and let him know if they are going to need time
444 to get noise reports prepared they need to be meeting with staff and TRC as that was part of the condi-
445 tions of the continuance. Some of that needs to be done by the 5th. The next TRC meeting is February
446 5th. It is possible they may ask for a continuance so they can continue to work on their plan. I believe
447 we will be meeting with the applicant's legal counsel in the next two weeks. They are trying to set up
448 an appointment but I do not know where they are going to be in their process. As far as due process and
449 review, that isn't a bad thing if they are trying to get more information on their plan.

450
451 R. Duhaime: We don't want them to think they can keep continuing without contact with staff.

452
453 E. Robidoux: They have had time. There has to be progress.

454
455 C. Stelmach: Are there any instances since they were here last?

456
457 E. Robidoux: Several of the abutters have called and I have had conversations with them about things
458 that have gone on in the past.

459
460 J. Sullivan: One of the issues was not the actual venue but the bed and breakfast that may have been
461 causing the issue. Was that part of the whole plan that they would using that as a B&B?

462
463 E. Robidoux: Yes.

464
465 R. Duhaime: That is an excuse of subletting.

466

- 467 E. Robidoux: Target would like to add 12 EV charging stations. They are repurposing and going to
468 lose two parking spaces. Does the board need to see a revised site plan?
469
- 470 C. Stelmach: Will they have still have the number of parking spaces they are required to have?
471
- 472 R. Duhaime: Do they need a bigger transformer, are they going to be piping in electricity, is a building
473 permit going to be issued?
474
- 475 E. Robidoux: They applied for a building permit for the electricity.
476
- 477 R. Duhaime: Is anyone going to inspect the site?
478
- 479 E. Robidoux: Yes.
480
- 481 R. Duhaime: This is staff opportunity to inspect the space for landscaping, chipping paint, etc. They
482 have enough parking
483
- 484 E. Robidoux: They are converting existing parking spaces. They are taking 14 parking spaces and put-
485 ting in 12 chargers.
486
- 487 R. Duhaime: There are other units in that mall. Where is this in the layout?
488
- 489 E. Robidoux: It is on the Target end.
490
- 491 M. Somers: Down by the light on the Home Depot end?
492
- 493 E. Robidoux: Yes. The very last row of parking closest to Home Depot.
494
- 495 R. Duhaime: That is the idea of these site plan reviews. Are they adding any signage?
496
- 497 E. Robidoux: They are not adding any signs.
498
- 499 R. Duhaime: Is this lit up?
500
- 501 D. Russel: Typically, the EV chargers are lit up.
502
- 503 M. Somers: There is an LED panel on them.
504
- 505 E. Robidoux: Does the Planning Board need to go through public hearing for an amended site plan or
506 can we handle this at staff level? Other than taking away two parking spaces, one tree that is not
507 healthy is moving but it is being replaced so that is a bonus. To me it doesn't rise to the level where it
508 would come to the Planning Board but I wanted to offer you that opportunity.
509
- 510 J. Sullivan: If a business wants to make a change is there a threshold to where it would need a full re-
511 view? I would not want to do that for a small change. You would know when it hit that threshold.
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- 513 E. Robidoux: This doesn't tip the scale for me but it is a change on the site.

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C. Stelmach: Dana will still keep up with them during the process.

R. Duhaime: Is there an added transformer or anything else that you know of?

E. Robidoux: They need to bring electricity in and there will be a small pad in the corner. They are going to redesign the corner where the parking is. They have to bring in service for these 12 units. There will be disruption in the pavement. They need to run the electricity.

C. Stelmach: They should revisit the exit coming out of there. One lane coming out to the light is not enough.

E. Robidoux: We are going to ask them to consider a holiday traffic flow.

R. Duhaime: As far as the structures you said they are adding just posts. There is no transformer? It is very slightly on the crown of that hill. It was landscaped and attractive when it was first installed.

E. Robidoux: They are going to add a three phase transformer.

R. Duhaime: I want a screen on the transformer. That is my opinion.

M. Somers: What type of chargers are they?

E. Robidoux: Tesla super chargers. I will ask them to screen it.

R. Duhaime: Amending their site plan they are actually putting in a structure.

C. Stelmach: If it escalates beyond the pad it should come in for an amended site plan.

M. Somers: I would agree with that.

E. Robidoux: We had TRC today. Platinum Truck is adding their second phase; 9,100 square feet in the second building to the back. Harley Davidson will be coming to Hooksett at the old Regal Cinema and adding a 27,000 sq. ft. addition. They are going to tear down half of it and keep some of it. The total will be 45,000 sq. ft. that will be sales, service, and retail.

C. Stelmach: Are they going to put a sign on the highway?

E. Robidoux: They are looking into that to see what they can do. It was suggested they make sure the location is on the site plan. Whether they can move forward with it with state permits is another issue. We will see them on February 5.

C. Stelmach: Are they still going to do a driver training program?

E. Robidoux: Yes. They are going to take the striping off of one area of the old parking lot that will be a driver training area. They paid a lot of attention to the architectural design of the facility. Their whole package is nice. Both companies did a nice job on that. We are excited to have them come here. Part of

561 economic development is having destinations in the community and this will be a destination to bring
562 people and dollars to Hooksett.

563
564 E. Robidoux: On January 22 there will be an amended sub-division plan for South Bow Road (a sub-
565 division that has a sight distance easement was approved with a condition that the town would come in
566 and maintain it and we could charge them). Park Place will be coming forward with their site plan
567 amendment. We will have an occupancy review for a waiver request for a property in the PZ.
568

569 If anyone had edits on the master plan review please get those to me. You should be getting the remain-
570 ing chapters within the next week. SNHP is almost done. We are still on target.

571
572 C. Stelmach: How far is Granite Woods (Port One) on the clock? I have not heard anything as far as
573 the building.

574
575 E. Robidoux: I don't have any information about that. They might be waiting for the pump station to
576 come online. That is not quite done.

577
578 R. Duhaime: The idea was for the pump station to be completed before the building.

579
580 M. Somers: They said they wanted the building done concurrently with the pump station.

581
582 J. Sullivan: Where are they on the University Heights gas station?

583
584 R. Duhaime: Everything is in place but we put in their site plan that unless a percentage of the com-
585 mercial development is developed on that property they can't move forward with the townhouses.
586 There is no commercial development besides Blue Bird. It can't just be an approved site plan. It has to
587 get built. Then the townhouses can be built.

588
589 E. Robidoux: Dana said they were moving forward. Maybe they are waiting for state permits.

590
591 **ADJOURNMENT**

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593 *M. Somers motioned to adjourn at 7:10 pm. Seconded by D. Russel. **Motion carried unanimously***
594 ***with a vote of 5-0.***

595
596 **Respectfully submitted by,**

597
598 */s/ AnnMarie Scott*

599
600 **AnnMarie Scott**
601 **Recording Clerk**