3. EXISTING LAND USE

1. Overview

Existing land use can be a confusing concept. For the purposes of master planning, the term means the identification of the actual use being made of a parcel of land at a given time—in this case, as of March 2016. It may not be the same as its classification for zoning purposes. A zone designation, for example “medium density residential”, means the kind of use the community would like to see in that area, but one or more parcels in that area may contain “non-conforming” uses, or non-residential uses that are “grandfathered”. A convenience store may exist in a residential zone because it pre-dated the establishment of the zone designation. The convenience store is the existing land use in spite of the fact that the land is zoned for residential uses. In the context of this chapter, we are concerned with the actual use of the land regardless of its zoning classification.

Actual, or existing, land uses affect a community in many ways. The type and intensity of land use can influence an area’s sense of community and cohesiveness, its scenic beauty and general health and safety. From a planning perspective, the understanding and regulating of land use is important in order to avoid destruction of sensitive environments, to ensure property owners that their property values will not be threatened by undesirable neighboring land uses, and to avoid situations which would lead to inefficient provision of municipal services. This chapter provides a description of the actual, existing uses of the land area in Hooksett.

2. The Existing Land Use Map

A detailed Existing Land Use Map, Map 3-1, has been prepared on the basis of information obtained through analysis of Hooksett Assessing Department data, a review of subdivision and non-residential site plans, as a result of field observations. This electronic map, in its large wall map version produced by is on file at the Hooksett Municipal Building in the Community Development Department, and is a part of this master plan by reference. Map 3-2 outlines existing Zoning.

3. Existing Land Use Categories

The categories for existing land use map classification are described as follows:

A. **Residential**: Includes all one, two and three family dwellings; these may include traditional stick-built homes constructed on site. In addition, it may include manufactured homes built off site on a chassis, transported to the site and set up after removal of the wheels; and may include manufactured homes built off site (without a
chassis), transported to the site in one or more sections by trailer and placed on a foundation.

B. Multi-Family Residential: Includes all residential structures housing four (4) or more families. These homes include condominiums that are often built with four units, sitting on a single footprint.

C. Commercial: Includes all retail, wholesale, and personal and professional services locations; boarding houses; nursing, convalescent, and assisted living locations; and motels and hotels.

D. Industrial: Includes all manufacturing, assembly, and warehousing operations; active sand, gravel, and quarrying sites, active sawmills; and auto body repair shops.

E. Mixed Use: Includes locations where combinations of the above activities were identified within the same structure, or on the same lot. Because of the current limits of GIS, at this time it is difficult to graphically map more than one use on a property, therefore this Use category was not mapped.

F. Public: State- or municipally-owned public lands that are normally or often open to the public; protected open public land.

G. Semi-Public: Privately owned undeveloped lands (Manchester Water Works); open space associated with a cluster development.

H. Undeveloped: Not Semi-Public; no habitable structures, forest or field, wetland or buildable, or when 10 acres more are open, regardless of what kind of structure is on it.

**DISCLAIMER:** The land uses depicted on Map 3-1 “Existing Land Use”, from the categories described above and Table 3-1 “Existing Land Use Acreage 2016”, should not be relied upon for complete accuracy. In addition, the Community Development Department may not know the actual use(s) of the parcel; in most cases, we have relied upon the Assessing Department’s records.

4. Acreage Tabulations

Existing land use acreage tabulations were compiled for the mapped categories. Tabulations were made by using data contained in the Assessing Department records, site/subdivision plans, and excavation site records. The acreage determination for exempt includes street area estimates made by the NH Department of Transportation (DOT) based on data contained in the Department’s inventory of public rights-of-way.

Table 3.1 contains a summary of Hooksett’s 2016 land use acreage, and provides comparable data on the percentages of residential, commercial, industrial, utilities,
exempt land, forest, unproductive and wetlands areas devoted to each category. It should be noted that the vast majority of the exempt land is essentially undeveloped. Much of this area, particularly state land, watershed protection land, and Eversource/PSNH land, are not likely to be developed due to the “open space” purposes for which it was acquired.
# Existing Land Use

## Table 3-1 - Existing Land Use Acreage 2016

<table>
<thead>
<tr>
<th>PROPERTY TYPE</th>
<th>PARCEL COUNT</th>
<th>ACREAGE</th>
<th>% of Total Town Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Improved (with buildings)</td>
<td>3346</td>
<td>4823.60</td>
<td>21.7%</td>
</tr>
<tr>
<td>Residential Vacant</td>
<td>383</td>
<td>4144.97</td>
<td>18.6%</td>
</tr>
<tr>
<td>Residential Mobile Home</td>
<td>337</td>
<td>18.78</td>
<td>0.1%</td>
</tr>
<tr>
<td>Residential Condo</td>
<td>1240</td>
<td>113.26</td>
<td>0.5%</td>
</tr>
<tr>
<td>Residential Apartments</td>
<td>17</td>
<td>82.57</td>
<td>0.4%</td>
</tr>
<tr>
<td><strong>Residential Subtotal</strong></td>
<td><strong>5323</strong></td>
<td><strong>9183.18</strong></td>
<td><strong>41.2%</strong></td>
</tr>
<tr>
<td>Commercial Improved (with buildings)</td>
<td>255</td>
<td>1170.49</td>
<td>5.3%</td>
</tr>
<tr>
<td>Commercial Vacant</td>
<td>63</td>
<td>382.06</td>
<td>1.7%</td>
</tr>
<tr>
<td>Industrial Improved (with buildings)</td>
<td>120</td>
<td>303.00</td>
<td>1.4%</td>
</tr>
<tr>
<td>Industrial Vacant</td>
<td>23</td>
<td>226.20</td>
<td>1.0%</td>
</tr>
<tr>
<td>Sand Gravel Improved (w/ structures)</td>
<td>4</td>
<td>297.32</td>
<td>1.3%</td>
</tr>
<tr>
<td>Sand Gravel Vacant</td>
<td>10</td>
<td>497.53</td>
<td>2.2%</td>
</tr>
<tr>
<td>Cellular Tower</td>
<td>7</td>
<td>7.23</td>
<td>0.0%</td>
</tr>
<tr>
<td><strong>Commercial &amp; Industrial Subtotals</strong></td>
<td><strong>482</strong></td>
<td><strong>2883.83</strong></td>
<td><strong>12.9%</strong></td>
</tr>
<tr>
<td>Utilities ( *)</td>
<td>23</td>
<td>139.72</td>
<td>0.6%</td>
</tr>
<tr>
<td><strong>Utilities Subtotals</strong></td>
<td><strong>23</strong></td>
<td><strong>139.72</strong></td>
<td><strong>0.6%</strong></td>
</tr>
<tr>
<td>Exempt (**)</td>
<td>267</td>
<td>4371.05</td>
<td>19.6%</td>
</tr>
<tr>
<td><strong>Exempt Subtotals</strong></td>
<td><strong>267</strong></td>
<td><strong>4371.05</strong></td>
<td><strong>19.6%</strong></td>
</tr>
<tr>
<td>Forest w/stewardship (Current Use)</td>
<td>1</td>
<td>149.67</td>
<td>0.7%</td>
</tr>
<tr>
<td>Forest no stewardship (C/U *** )</td>
<td>161</td>
<td>4396.23</td>
<td>19.7%</td>
</tr>
<tr>
<td>Unproductive (C/U)</td>
<td>2</td>
<td>186.12</td>
<td>0.8%</td>
</tr>
<tr>
<td>Farm Land (C/U)</td>
<td>13</td>
<td>273.66</td>
<td>1.2%</td>
</tr>
<tr>
<td>Wet Land (C/U)</td>
<td>1</td>
<td>686.97</td>
<td>3.1%</td>
</tr>
<tr>
<td><strong>Current Use Subtotal</strong></td>
<td><strong>178</strong></td>
<td><strong>5692.65</strong></td>
<td><strong>25.6%</strong></td>
</tr>
<tr>
<td>UNKNOWN</td>
<td>0</td>
<td>0.00</td>
<td>0.0%</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>6273</strong></td>
<td><strong>22270.43</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

- **Includes land of Town owned, schools, churches, grange, American Legion, Santo Community.
- ***Includes all zones “Current Use” land, greater than 10 acres (parcels without any improvements).

Source: Hooksett Assessing Department, 2015 MS 1 Report/Assessor’s Classification (LA4) Report.
Town of Hooksett Master Plan

Existing Land Use

Legend
- Commercial
- Mult-Family Residential
- Industrial
- Public
- Residential
- Semi-Public
- Undeveloped

Source:
Master Plan Committee

Prepared by the Hooksett Community Development Department for the 2016 Town of Hooksett Master Plan.

This information has been taken from the Hooksett Assessing Dept, MS1 Report of 2016, Assessor's Classification (LA4).
5. Traffic Zones

Southern New Hampshire Regional Planning Commission developed a traffic model that divided the community into a number of Traffic Zones. These Zones will continue to be utilized for traffic analysis.

6. Summary

A. Residential Land Use: From an examination of the Generalized Existing Land Use Map, it appears that residential development has followed closely the pattern set in the 2004 Master Plan. Residential development continues to be a major land use activity despite the fact that a drive along the community’s fast-growing major thoroughfares might suggest otherwise—and would certainly suggest a major increase in traffic. With three (3) major exceptions, dwelling units are somewhat unevenly distributed throughout the town. The first exception is the northeast quarter, where there is very little development of any type (due largely to the presence of Bear Brook State Park, to watershed conservation lands owned by Manchester Water Works and physical constraints of the landscape); the second exception is the approximately 3,800 acres of currently undeveloped land owned by Manchester Sand and Gravel, the town’s largest landowner; and the third exception is a collection of large, vacant areas north and south of Cross Road, and west of Hackett Hill Road. The greatest concentration of residential uses occurs in southeast Hooksett in the areas served by Route 3, Mammoth Road (Route 28), Bypass 28, Whitehall Road (Route 27), and Smyth Road. Smaller, yet significant, residential concentrations occur west of the Merrimack River along Route 3-A, Hackett Hill, South Bow, Goffstown, and Roy roads, and in the Hooksett Village area.

B. Commercial Land Use: Commercial activity is primarily concentrated at three (3) locations: a) Along Route 3 especially south of Legends Drive; b) Along Bypass 28; and c) At Exit 10, where we have seen the recent development of Target, Kohl’s, BJ’s Wholesale Club, Home Depot, Walmart, and Bass Pro.

C. Industrial Land Use: In terms of acreage utilized, industrial activity in Hooksett is dominated by extensive sand and gravel operations (or lands recently played out and not yet developed), and quarrying operations, the most significant of which are found in the center of town on either side of Route 3; and west of the Merrimack River on Route 3-A adjacent to the Bow and Manchester lines. Several smaller sites occur at scattered locations.

D. Other Industrial Land Use: Other industrial development (non-extractive) is, by and large, confined to the Hooksett Industrial Park and the Granite Industrial Park located on opposite sides of Route 3 in the center of town, and in somewhat smaller industrial
Existing Land Use

parks, which are developing adjacent to Bypass 28 in the extreme southeast corner of town.

Land subdivision and site development activities have continued nearly undiminished since the 1989 master plan; with the exception of the northeast corner and the tracts of played out extraction activity, no area of the community has lacked a considerable increase in land conversion from the “undeveloped” to the “developed” status.

The Planning Board and the staff are aware that there may be errors in the Existing Land Use Map (Map 3-1). With the writing of this Master Plan, this is the first time that existing land uses have been mapped using our limited electronic capability. Of course, changes to the land uses are occurring continually given our rapid growth. It is the intent of the Community Development Department, the Assessing Department, and those involved with developing computer databases and mapping for the Town to enhance our abilities to map these land uses with increasing accuracy.
Town of Hooksett Master Plan

Generalized Zoning Districts

Legend
- COMMERCIAL
- HIGH DENSITY RESIDENTIAL
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MIXED USE 1
- MIXED USE 2
- MIXED USE 3
- MIXED USE 4
- MIXED USE 5

Prepared by the Hooksett Community Development Department for the DRAFT 2016 Town of Hooksett Master Plan.

Source: Southern NH Planning Commission

1 inch equals 6,000 feet
March DRAFT 2016
1 inch equals 6,000 feet