

HOOKSETT ZONING BOARD OF ADJUSTMENT

Tuesday, July 10, 2012

HOOKSETT MUNICIPAL BUILDING

35 Main Street

AGENDA

6:30 pm

CALL TO ORDER

Pledge of Allegiance

ATTENDANCE

ELECTION OF OFFICERS

APPROVAL OF MINUTES

June 5, 2012

June 12, 2012

CONTINUED PUBLIC HEARINGS

Requested continuation 8/14/12

PALAZZI CORP/RITCHIE BROS.

39 Hackett Hill Road & 350 West River Road

Map 13 Lot 51

- A Variance from Article 20-A:B.11 (Table of Standards) to allow a 400 square foot freestanding sign to be erected along the Everett Turnpike where 32 square feet is allowed and 49 feet in height where 10 feet is allowed.
- A Variance from Article 20-A:B.10.a(2) to allow a freestanding sign to be constructed without a business address
- A Variance from Article 20-A:10.b to allow a freestanding sign that is neither a monument sign or a directory type sign.
- A Variance from Article 20:C.1 and Article 20-A:B.11 (Table of Standards) to allow a second site sign to be a flag where only an American and State flag are allowed and only one sign per lot.

NEW PUBLIC HEARINGS

NEURO RESTORATIVE OF NEW HAMPSHIRE

33 Prescott Heights

Map 42 Lot 13

Special Exception

A Special Exception per Article 5:B.3 to allow handicap housing in the Medium Density Residential District.

VariANCES

- A Variance from Article 7:B.2(a) to allow the conversion of a single family dwelling with 3.15 acres into a home for the handicap where 4 acres are required.
- A Variance from Article 7:B.2(c) to allow a handicap housing development on a lot with 50' of frontage where 200 feet is required.
- A Variance from Article 7:B.5 to allow a handicap housing development on a property with a private and well and septic where public water and sewer is required but not available.

JAMES & RACHEL WELCH

16 Rae Brook

Map 47 Lot 32-8

A Variance from Article 8:G.3 to allow the construction of a third garage within 9 feet of the front property line where 15 is required.

REHEARING**FALCON BROOK**

49 Mammoth Road

Map 45 Lot 33

A Variance from Article 8 Section D.5 of the Zoning Ordinance to permit a unit density of 21 units where 17 units are allowed.

NON-PUBLIC

RSA 91-A:3, II (e) *“Consideration or negotiation of pending claims or litigation which has been threatened in writing or filed against the public body or any subdivision thereof, or against any member thereof because of his or her membership in such public body, until the claim or litigation has been fully adjudicated or otherwise settled. Any application filed for tax abatement, pursuant to law, with any body or board shall not constitute a threatened or filed litigation against any public body for the purposes of this subparagraph.”*

OTHER BUSINESS**ADJOURNMENT**