

UNOFFICIAL AS OF
10/16/07

**HOOKSETT
ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
Continuance of October 9, 2007
October 16, 2007
New Business**

Town of Hooksett Municipal Building

I. CALL MEETING TO ORDER AT 7:05 P.M.

II. INTRODUCE MEMBERS OF THE BOARD

Present: Richard Johnston, Roger Duhaime, James L. Gorton, Chris Pearson, James Levesque, Alt; Richard Bairam, Alt;
Absent: Tracy Murphy Roche, Chair: Ronald Savoie, Gerald Hyde, Alt.

Manchester Sand & Gravel

Special exception

Tom Sokoloski

Tom-Current plan for heads pond project

Overview of past info

Conservation- park 149 acres + additional 30 acres proposed as a school site which has fallen out of favor

The 30 acres has been voted in favor for the park

The conservation commission and the planning board have both recommended to the zoning board that a special exception be granted

Pearson- we need to read the application

Johnson- it's a letter, right

Pearson – can we accept the letter as part as the application?

Code inspector – yes, you can accept the letter.

Tom- reads the letter

Levesque – one thing that gets me every time is when they show us this map. They tell us this area that's going to be a pond and a park but The Town of Hooksett doesn't have enough money to develop that park. Let alone build a road to it. It's nice that they say that were going to have this but are going to help us develop it?

Tom – my understanding is that it will be a gravel road not a paved road.

Pearson – I believe that is with the planning board

Code inspector – Did the planning board recommend it last night?

Tom- The planning board didn't discuss the sub-division approval it was lot consolidation approvals

Code inspector - So when did they recommend approving this?

Tom – Oh, for the wetland impact approval

Tom - Proposed is appropriate for the land use of 18,032 sq feet

Open to the abutters

Abutters –no response

Duhaime - Manchester sand & gravel has always done what they said they were going to.

Pearson- going to keep the road (dirt)

Duhaime – made the motion

Johnson – seconded it

Approved

-

James and Rachel Welch

Duhaime will need to step out due to Rachel is his sister.

Pearson explains that due to the lack of members that if there becomes a tie vote then she will be denied. Rachel accepts the conditions.

Needs a variance

Rachel Welch - Looking to build a home at a home, 16 Rae brook. Is off by 1ft 4in and on the side 2ft 9in. There isn't an abutter due to wetland

Pearson – confirms the information about insufficient set back

Rachel – reads application and refers to map handout

Pearson- any question – no

Rachel-application read aloud In addition - Husband might become handicapped in near future, which is the reason for the desired one level home

Johnson-What is in back

Rachel- 76ft of open space and an abutter behind common area

Levesque-15 ft required for set back Michelle?

Pearson - Any further questions

Pearson-move a motion Johnson

James-second it

Approved

- **Mark Brassard**

Variance

MDR

Attached garage

In-law Apt

Mark -12x22 addition off the side of the existing over is over set back by 1ft ½

Code inspector-Meets all sq ft age

Pearson - asks Mark to read application

Mark-Reads application

Pearson-Another questions?

Johnson- how far from your neighbor's home

Abutters-no

Pearson-move a motion Johnson

Roger seconds it

Approved

Tri-Town Ice Arena

Pearson explains that due to the lack of members that if there becomes a tie vote then she will be denied. Rick accepts the conditions.

Variance

Rick Compagna

Rick- ref to app wants a digital sign, 60.2 – 83 sq ft

Point out to the board that this sign will be able to change electronically info instead of manually will have enter information to the sign-
sufficient size & height- easy to read- illuminated

Blinking 2 on off per second /an upgrade for the sign

Becoming very popular

“Traffic safety”

Airports are now using these signs

Johnson- is it going to roll across the sign

Rick- trying to avoid scrolling. That’s why they have three lines that they can use for information.

Levesque- is it changeable

Johnson- will it be used for all business

Pearson-Another questions?

Rick -Reading of application

Code inspector - Not a permitted use for the particular zone

Compared sign with others in town N.A. due to different zone

Is it just for advertisement?

Johnson -Is that the only building in the area?

Discussion on what type of zone it

Spot zoning

It was all-commercial then they decided to have some residential

Abutter-Sandy – sign is visible to her in fall & winter & spring

Illumination is Shining to my window

Code inspector -reads sign zoning laws has to have the fourth

Application withdrawn with out prejudice

Sandy- Intermitting signs effect TV. - No

Sign is going to remain the same height

Does the sign bother you now ?

Could accommodate her by at a particular time by shutting sign off (will discuss further)

Has issue with the blinking safety concerns

Johnson- consider the neighbors with shutting off the sign

Pearson- has issues that the signs are hideous would like to keep it nice not Vegas style

Levesque- safety issue no advance warning for turn off
Needs to get approval for the minutes September 1

Pearson -move a motion- Levesque

Second it –Johnson

Move a motion Johnson to adjourn the meeting 8:26pm