

**Official
As of 2/11/09**

**HOOKSETT ZONING BOARD OF ADJUSTMENT
MINUTES
Tuesday, February 10, 2009
HOOKSETT MUNICIPAL BUILDING
35 Main Street**

CALL TO ORDER

R. Duhaime called the meeting to order at 7:02 pm.

INTRODUCTION OF THE BOARD

R. Duhaime, Richard Bairam, T. Murphy Roche, J. Levesque, J. Gorton, Town Council Rep.
Excused: Chris Pearson

APPROVAL OF MINUTES

January 13, 2009

J. Levesque motioned to approve the minutes of January 13, 2009. Seconded by R. Bairam.

Vote unanimously in favor

NEW PUBLIC HEARINGS

ST. GERMAINE

Heron View Drive, Map 20, Lot 1-23

Special Exception from Article 18, Section E. for construction of a driveway which requires a wetland crossing that will impact 2,943 sq. ft. of forested wetlands.

P. Rowell: This is an application for a 2900 s.f .of wetland impact for a driveway crossing on Heron View Drive. This lot was developed as part of an 8-lot subdivision, which was approved by the Planning Board and this is the last remaining lot. In order to access the property, they must cross a wetland. This will require a site walk and input from Planning. You should get input from Conservation Commission as well.

Adam St. Germaine stated that he went before the Conservation Commission on Feb. 4th and they were in favor of this crossing, which reduces the impact.

P. Rowell: There was a DES permit in 1998. The Planning Board approved only an 8-lot subdivision. The permit to fill the wetlands has expired. (5 years)

A. St. Germaine: The original plan showed a crossing with a very large impact. I propose cutting through only 2900 feet and crossing two brooks. We don't want to change the path of the flow so we propose two (2) culverts for the water to travel and will build on the high land. The driveway is longer but the impact is less. Both brooks are visible from the cul-de-sac and you will see the change in elevation in the land.

P. Rowell: The applicant has applied to DES for this permit and I assume they will monitor the installation of the actual crossing. At a minimum they will do a final inspection.

J. Levesque: We can't do anything until we know what DES is doing.

A. St. Germaine: I have been talking with DES and Fish and Game and they had some concern with the Dubes Pond but they have no glaring concerns that will hold up this project.

P. Rowell: You could make the approval contingent upon approval from DES.

R. Duhaime: Is there going to be zero run off from the road?

A. St. Germaine: We originally looked to go a different way but there is a swale. The 2:1 slope should take any run off from the driveway.

P. Rowell: We could request a cross section of the road next to the crossing.

A. St. Germaine: The idea of the rock is to allow any water that builds up from the rain to flow through.

P. Rowell: You could also make a condition of the approval that the driveway must be constructed to the standards outlined in the Development Regulations.

The following items are required:

A cross section of the driveway

A letter from Conservation Commission

A letter from Planning Board

Site walk is scheduled for Saturday, Feb. 21st at 8:30 am at the cul-de-sac.

Open Public Hearing:

Andrew Brown, 26 Casey Drive: The two (2) brooks go behind the back of my house. We want assurance that runoff from your drive doesn't end up in our yard. Since it is a private driveway, it is difficult to monitor once it is built. I want to make sure that any salt or water on his property doesn't end up in my backyard. I would like to see the topography and cross section as well. We are down stream from this property. The brooks run down to Dubes Pond.

A. St. Germaine: The town plows this road and the runoff from the town swale has made this bigger. If you are concerned with salt, I will be plowing and salting but not in access.

T. Murphy Roche motioned to continue the hearing to March 10, 2009. Seconded by J. Levesque.

Vote unanimously in favor

OTHER BUSINESS

REVIEW OF RULES AND PROCEDURES

Table

ADJOURNMENT

The meeting was adjourned at 8:15 pm.

Respectfully submitted,

Lee Ann Moynihan