

Unofficial

**HOOKSETT ZONING BOARD OF ADJUSTMENT
MINUTES
Tuesday, December 8, 2009
HOOKSETT MUNICIPAL BUILDING
35 Main Street**

CALL TO ORDER

Chairman Pearson called the meeting to order at 7:00 pm.

PLEDGE OF ALLEGIANCE

INTRODUCTION OF THE BOARD

C. Pearson, J. Levesque, R. Bairam, R. Duhaime, G. Hyde, D. Pare (alternate), J. Gorton
Town Council Rep.

APPROVAL OF MINUTES

November 10, 2009

R. Bairam motioned to approve the minutes of November 10, 2009. Seconded by J. Levesque.

Vote unanimously in favor.

CONTINUED PUBLIC HEARINGS

1266 SMYTH ROAD

1266 Smyth Road, Map 48, Lot 19

Medium Density Residential

A request for a Variance as specified in Article 18, Section G:2.a which states a forty (40) foot setback shall be required from the wetland boundary to any structure or any paved area and shall remain in its natural, undisturbed state.

This application changed from a Special Exception to a Variance because the applicant is only impacting the wetland buffer. A Special Exception is needed when crossing a wetland.

Bob Kilmer, Duval Survey read the criteria into the record. (See file)

C. Pearson, R. Bairam, J. Levesque, D. Pare, and R. Duhaime did a site walk on November 21st.

Open Public

None

Close Public

R. Bairam motioned to grant the variance to Article 18, Section G:2A. Seconded by R. Duhaime.

PETERBROOK MOTEL

1373-1375 HOOKSETT ROAD

Map 18A, Lot 34 and 33

A request for a Variance from Article 26, Section A(2) and A(3) to redevelop the property using a mixed-use approach consisting of general office and retail space along the Route 3 corridor, along with twelve (12 apartment-style residential units (located in three (3) relocated and reconfigured buildings) to the rear of the parcel.

A joint meeting with the Planning Board and the Town Attorney will be scheduled by the Planning Department.

ADJOURNMENT

Chairman Pearson adjourned the meeting at 7:10 pm.

Respectfully submitted,

Lee Ann Moynihan