

UNOFFICIAL

**HOOKSETT ZONING BOARD OF ADJUSTMENT
MINUTES**

November 9, 2010

**HOOKSETT MUNICIPAL BUILDING
35 Main Street**

CALL TO ORDER

The meeting was called to order at 7:00 pm by Chair C. Pearson

INTRODUCTION OF THE BOARD

Chairman C. Pearson, Vice Chairman R. Duhaime, D. Pare, R. Bairam, Alternate, T. Lanphear, Alternate, M. Simoneau, Alternate P. Denbow and Council Rep., J. Levesque.
G. Hyde: Absent

APPROVAL OF MINUTES

October 12, 2010

R. Bairam motioned to approve the minutes of October 12, 2010. Seconded by R. Duhaime.

Vote unanimously in favor.

CONTINUED PUBLIC HEARINGS

BURL LAND CLEARING

150 Londonderry Turnpike

Map 43, Lot 49

A request for a Variance from Article 10 Section A to allow an Industrial Use in a Commercial District.

J. Gryval: They wanted to withdraw their application but if they do they will be left with stumps to grind.

P. Rowell: They have requested a variance to grind what is currently on the site. I did, in agreement with the abutters, allow them to grid the wood that existed on the site by April of 2010. They chose to go forward with a Variance instead.

Karen Molten: We have found another location to grind. We want to grind the pile. We will grind have from 9 to 4 Monday through Friday in the winter when there is less dust. We don't want a variance to grind stumps continually.

P. Rowell: I extended the privilege last spring, which was probably beyond my authority. I think the Board should make the decision.

D. Pare: How much is left to grind?

Karen Molten: We hope to have it all done by the spring.

D. Pare: Where is the new location?

Karen Molten: In Windham.

J. Levesque: How would you transport them if needed and how many loads would be required to move the stumps.

Karen Molten: We would need 50 to 100 trailer loads.

D. Pare: How much grinding can you do in a day?

Karen Molten: We want to grind the existing pile. We will not truck anymore in. We would like to grind over the winter. We now have another location to do the work. We will be sure to finish by spring. We would be grinding at the upper level next to the shop.

J. Levesque: If it were done when there is snow on the ground it would limit the dust and the noise.

P. Denbow: Peter, how much time did you originally allow?

P. Rowell: About 4-5 weeks.

J. Levesque: Were more stumps brought in after you gave them a limited time?

P. Rowell: It appeared to be more. They moved the pile that was on the abutter's property, which disturbed the pile. If there was any brought on, it was probably not a lot.

D. Pare: When was the last time you did grind there?

Karen Molten: Probably February or March. We have not trucked anything in. If we could have until the end of March, that would be preferable.

Open Public

M. L'Heureux: If you consider granting this temporary variance, I want to be sure that this doesn't allow Industrial. It should stay commercially zoned.

R. Duhaime: I would recommend a 30-day maximum to grind these stumps.

P. Rowell: The land was being used as Industrial. I allowed the continuation in order to clean up the area.

Karen Molten: I would rather withdraw than be denied.

P. Rowell: I am willing to work with the abutter and Burl to get the grinding done.

J. Gryval: Is there any reason why the Board has an issue granting a variance with a condition.

C. Pearson: I am not comfortable with granting a temporary industrial use. If this can be worked out with Peter and the abutter, that would be preferred.
If we act on the application, we would have to grant an Industrial Use. I am not sure we can grant a temporary variance.

P. Rowell: Is there any reason why you can't haul some stumps to the new location.

Karen Molten: We don't want to truck them out.

C. Pearson: You are requesting an Industrial Use in a Commercial District. Now you are asking for just grinding for a period of time. The Industrial Use is what we are allowing. We are not comfortable with changing that use. If you withdraw, you can work with the abutters and the CEO.

Karen Molten: I withdraw the application.

NEW PUBLIC HEARINGS

KNIGHT

25 Whitehall Terrace
Map 26, Lot 89

A request for a Variance from Article 5, Section E.2 to construct a 24' x 28' garage which is 9.9' from the side property line where a 15 foot setback is required.

M. Simoneau, alternate will vote on this application.

Keith Knight: We would like to build a 24' x 28' garage attached to the home. We need to encroach on the left setback approximately 5.5 feet. The requirement is 15 feet. The Zoning Board granted a variance and a special exception in 2003 to the owners at 23 Whitehall to build a garage 8 feet from the property line. There is no other location to build the garage. The owner currently has no garage.

The applicant read from the application (see file)

R. Duhaime: Will you widen the driveway?

Mr. Thomas: Not at the street end but at the garage.

P. Rowell: I have no problem with this application. I recommend that the surveyor do an as-built when completed.

Open Public Hearing:

A letter from Mr. Donahue at 23 Whitehall Road was read into the record by the applicant stating that he had no issue with this application.

Close public hearing.

R. Duhaime motioned to approve a variance to build a 24' x 28' garage attached to the home to be built no closer than 9.6 feet from the side property line with the condition that an as-built be provided by a certified land surveyor. Seconded by R. Bairam. Vote unanimously in favor.

ADJOURNMENT