

# UNOFFICIAL

## HOOKSETT ZONING BOARD OF ADJUSTMENT MINUTES Tuesday, May 11, 2010 HOOKSETT MUNICIPAL BUILDING 35 Main Street

### CALL TO ORDER

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

### ATTENDANCE

Vice Chairman R. Duhaime, G. Hyde, J. Levesque, R. Bairam, and Town Council Representative J. Gorton.

Excused: Chris Pearson

Staff: P. Rowell, Code Enforcement Officer

### APPROVAL OF MINUTES

April 13, 2010

***R. Bairam motioned to approve the minutes of April 13, 2010. Seconded by J. Levesques. Vote unanimously in favor.***

### CONTINUED PUBLIC HEARINGS

#### **SOUTHERN NEW HAMPSHIRE UNIVERSITY**

Map 33, Lot 67  
2500 N. River Road

A Special Exception from Article 18, Section E.1.a for a wetland crossing to allow the construction of a driveway access road with sidewalk and utilities for an operation center at Southern New Hampshire University

R. Duhaime informed the applicant that in the absence of a full board, he had the option to continue to the next meeting.

The applicant represented by Jeff Kevan chose to move forward.

Jeff Kevan, TFMoran was present representing SNHU for a wetland crossing. This will be built with 30" culverts. A mitigation fee will be paid to the wetlands bureau.

A letter of approval for the Special Exception was received from the Planning Department.

We don't feel this little driveway will interrupt any movement of wildlife.

Open Public Hearing

Close Public Hearing

***R. Bairam motioned to grant the Special Exception from Article 18, Section E.1.a for a wetland crossing to allow the construction of a driveway access road with sidewalk and utilities for an operation center at Southern New Hampshire University. Seconded by J. Levesque.***

***Vote unanimously in favor.***

### NEW PUBLIC HEARINGS

**SEVERINO TRUCKING INC.**

39 Pine Street, Map 7, Lot 3 & 3-2  
Excavation Permit

Tom Severino requested an extension of the existing excavation permit on Pine Street. We are still operating under the existing plan. The plan has not changed; we simply need a time extension. We surveyed where we are to date and the plan submitted represents the area excavated and the slopes are loamed and restored. The tan area is the pit floor with material left to be removed. There is an area along I93, which is where the utility pole was in the knoll. We will complete excavation in that area as well as an area behind the farmhouse. In our application, we requested two (2) years because we haven't taken a load out of that site since last year. As a result of the state of the economy, there has been a delay in projects. We have moved 60,000 of the 100,000 yds out. There will be less removed than anticipated. There is approximately 30,000 yds to be removed. It could be removed all at once with one job and be restored by next spring. We didn't want to ask for one year and have to extend again. We have no projects being bid locally at this time.

P. Rowell: The original permit had a requirement to have it all reclaimed by June 30, 2010.

T. Severino: We anticipated having it complete by 2010, but with the economy, it has been slower than anticipated.

P. Rowell reported that the site is as presented with green grass and excavation halted. The drainage has been working. Bonds will be required for renewal. There are 3 bonds, a reclamation bond, a road bond, and a water precinct bond. The traffic control plan will remain in place as well.

T. Severino: We have not plans to sell the property; the material will be for our own purpose.

T. Severino stated that we have had no issues with the neighbors and they have been very please with the project.

***J. Levesque motioned to grant the 24-month extension (June 2012) with all the original conditions to remain in place. Seconded R. Bairam.  
Vote unanimously in favor.***

**OTHER BUSINESS**

Workforce Housing

R. Duhaime reported that at the Workforce Housing Workshop at the OEP Zoning and Planning Conference there was discussion of the need for a Workforce Housing Assessment. This is a Planning Issue and they should be generating these numbers.

P. Rowell: I did a study and gave it to J. Duffy, which she turned over to Steve Keach. They were in the course of rewriting the ordinance and Steve Keach stated that it was good attempt but there was no methodology to the numbers. More recently, SNHPC did a study that resulted in the same numbers as the original. There are some studies being done. I feel you are correct, the Planning Board needs to evaluate the amount of workforce housing exists prior to generating the ordinance. My feeling is when the RSA is written so loosely, it leaves it up to the municipalities to interpret and make their own definitions. We are now required to defend our position in court. We can have Lee Ann write a letter to the Planning Board requesting a study be done.

R. Duhaime: We need an analysis to determine the amount of workforce housing currently in Hooksett. I believe we have enough workforce housing in the community. There is no need for addition construction.

Excavation Ordinance

P. Rowell stated that the Ordinance states that the Zoning Board or it's agent shall conduct a site review of all outstanding excavation permits at least once every six months to determine that it meets the requirements of the permit. This says you issue a permit per a plan and remains open until that plan is complete. Then the reclamation is done. But the ordinance says the Zoning Board must go out every six months and verify compliance. Usually it is the Planning Board of the Council that oversees the pits but our ordinance is written to give that responsibility to the Zoning Board. We are working to determine what open permits we have.

J. Gorton raised a concern with the Zoning Board determining the amount of soil that can be removed at a site.

P. Rowell will have the Ordinance reviewed by either the Town attorney or LGC to make changes and possibly redirect the responsibility to the appropriate agent.

**ADJOURNMENT**

The meeting was adjourned at 8:00 pm.

Respectfully submitted,

Lee Ann Moynihan  
Zoning Board Secretary