

**UNOFFICIAL**

**HOOKSETT ZONING BOARD OF ADJUSTMENT  
Tuesday, June 8, 2010  
HOOKSETT MUNICIPAL BUILDING  
35 Main Street  
MINUTES**

**CALL TO ORDER**

The meeting was called to order by the chair at 7:00 pm.

**INTRODUCTION OF THE BOARD**

Chairman C. Pearson, J. Levesque, R. Bairam, D. Pare, and J. Gorton, Council Rep.

R. Duhaime arrived at 7:15 pm.

G. Hyde arrived at 7:18 pm

**APPROVAL OF MINUTES**

May 11, 2010

*R. Bairam motioned to accept the minutes of May 11, 2010. Seconded by J. Levesque.*

*J. Levesque motioned to table the minutes.*

*R. Bairam motioned to remove the minutes from the table.*

*R. Bairam motioned to approve the minutes of May 11, 2010 as presented. Seconded by J. Levesque.*

*Vote unanimously in favor.*

Voting members:

Chairman C. Pearson, J. Levesque, R. Bairam, and D. Pare

**REQUEST FOR REHEARING**

**STAN PRESCOTT, LLC**

225 Hackett Hill Road

Map 22, Lot 42

A request for a Variance from Article 4, Section C.1 to allow two lots to be created with 140.25 feet of frontage where 200 feet is required.

Attorney James Harris, representing Phillip J. Scarponi filed a motion for rehearing.

*R. Bairam motioned to rehear the application of Phillip Scarponi. Seconded by J. Levesque.*

*Vote 4:0 motion carried*

**Rehearing is scheduled for July 13<sup>th</sup> at 7:00 pm**

## **NEW PUBLIC HEARINGS**

### **FALCON BROOK**

Maurais Street

Map 45, Lot 33-2

A request for a Special Exception from Article 18 Section E to construct two (2) roadway crossings on the parcel to access the majority of the buildable/non-wetland/non-wetland buffer land.

Matt Peterson representing Paul Maurais: The Planning Board will review the application for a wetland crossing on June 21<sup>st</sup>. The Conservation Commission will be hearing this application July 1<sup>st</sup>. This is an existing dirt road that goes to Mr. Maurais property. This was approved for a 22-lot subdivision. This is null and void due to no action taken. The first phase of this project was a lot line adjustment. The second phase is the development of a town roadway (Maurais Street). We did a three-lot subdivision and Mr. Maurais house made the fourth lot. The lot we are talking about is 17 acres that abuts Fieldstone Drive. The applicant would like to propose a 30-unit workforce housing project under the new workforce housing regulation. In doing so, we would have a private road come off the town road. There is a closed drainage system with two detention ponds. This will all go through the State for approval. We have done 85% of the engineering. There are two (2) proposed wetland crossings. The first is 690 sf. The second is 646 sf. The total wetland impact is 1336 sf. We had 5853 sf including the roadway. We didn't try and blow out the buffers. We kept it tight. The total buffer impact is 10,425 sf. We are requesting a Special Exception from Article 18.E:1(a) for the road crossing.

Requirements were read into the record.

The design of the crossings includes headwalls to minimize the impact. It is designed as a 5 x 3 open box culvert. The second is a side block 36" culvert. This will be clarified before the next meeting.

There is a closed drainage system with all curbs and sidewalk on one side.

Open Public:

Leslie Lahey, 14 Fieldstone Drive: In this economy, it seems unnecessary to build another subdivision that will disturb the wildlife. My concern is with the amount of unsold property in Hooksett. Is it necessary to develop this area at this time?

Close Public

**Site walk is scheduled for Thursday, June 10<sup>th</sup> at 5:30 pm at the end of Maurais Street off of Mammoth Road.**

**Continue public hearing to July 13<sup>th</sup>.**

Voting members: G. Hyde, R. Bairam, R. Duhaime, C. Pearson, J. Levesque.

#### **4 HARVEST DRIVE**

4 Harvest Drive

Map 31, Lot 79

A request for a Variance from Article 5, Section E-4 to add a 26' x 24' two car garage within the twenty-five foot rear setback. New garage to be constructed 11'3" from rear property line.

Peter and Barbara Hall are applying for a variance because the builder, Mr. Handley, when building the house, ran into a ledge and had to situate the house further back on the property. We have had a large woodshed on the property. We have upgraded to oil and no longer need the shed. After all these years, we are able to build a nice two-car garage to match the house and again, due to the fact that the house is so far back, we cannot meet the 25-foot setback in the rear. Usually there is a four-foot apron in the front. I asked if we could mimic the apron we have on the shed. We have a single car garage under the house that I use for my business. The garage we will build has nothing to do with the business. We will tear down the shed and we will need storage in the garage as well. There is a garage under the house now. We spoke to all the abutters and they look forward to replacing the shed, which is an eye sore now. Behind us is all wooded land.

The 5 criteria were read into the record by Mr. Hall.

Open Public

Close Public

*R. Bairam motioned to grant the Variance from Article 5, Section E-4 to add a 26' x 24' two car garage within the 25 foot rear setback that will be no more than 11'3" from the property line with the following conditions:*

*Maximum overhand of 6".*

*Don Duval to certify the location of the foundation.*

*Seconded by J. Levesque.*

*Vote unanimously in favor.*

#### **ADJOURNMENT**

**The Chair adjourned the meeting at 8:30 pm.**

Respectfully submitted,

Lee Ann Moynihan