

HOOKSETT ZONING BOARD OF ADJUSTMENT
Tuesday, April 12, 2011
MINUTES
HOOKSETT MUNICIPAL BUILDING
35 Main Street

CALL TO ORDER

C. Pearson called the meeting to order at 7:02 pm.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

March 1, 2011

R. Bairam motioned to approve the minutes of March 1, 2011. Seconded by T.

Lanphear

Vote unanimously in favor.

ATTENDANCE

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

R. Duhaime- absent

CONTINUED PUBLIC HEARINGS

MARKET BASKET

30 Market Drive

Map 37 Lot 5 MUD 3 (Route 3A Corridor)

A Variance from Article 20A for Center Identification Sign (freestanding) size, design and location and Article 20A for Building Identification Sign (Wall) Size and height.

T. Sullivan with Barlow Signs: Changes have been made to the original proposal. We have maintained the original proposal for the 354 sq. ft where 152.9 sq. ft. are allowed on the front of the building. It looks appropriate for the size of the building. From Rt. 93 it is difficult to see the front of the building. There will also be larger landscaping along the hill which will block some of the building.

The side letter set was reduced from a 5 foot letter to a 4 foot letter. This was reduced to 158 sq. ft. where 152 sq. ft. is allowed. This is a pretty good concession on the part of the applicant. This will capture traffic heading south on Rte 93.

On both sets we will need a variance for the height. The side letters are 24 feet high and the front letters are 27 feet to the top which is appropriate for the building.

The monument sign was reduced to 32 sq. ft. per side which is allowed but we would like to keep the V-shape configuration. The entrance will be at the exit of Rte 93 and with the smaller sign and the three directions of traffic, it is critical to have this shape. This is a

unique situation with a third road coming in. We reduced the size so we are only looking at opening up the sign to a “V”.

T. Lanphear: I’m concerned with the distance from the sign to the road.

T. Sullivan: There is a retaining wall and landscaping on the top of the hill by the parking lot.

D. Pare: Could the sign be moved closer to the road rather than up on the hill?

T. Sullivan: There is a swale by the end of the road. On the first day it opens you will see both signs but as landscaping grows, you will not have as much visibility. By putting it on the hill you get more visibility.

Open Public
Close Public

Monument Sign

V-shape

J. Lamp: The sign is level with the road and goes up at a 4% grade. The location has been the same since the application went to Planning Board. The issue is can you open up the sign into a “V” for visibility from multiple directions.

D. Pare: I feel that you will see that store easily from the road since it is such a large building.

R. Bairam motioned to allow a V-shape sign for the monument as shown on the plan.

Seconded by J. Hyde.

Vote 3-2 motion carries

Front Wall Size

R. Bairam: The smaller letter will not look appropriate for the size of the building.

T. Lanphear motion to allow the 354 sq. ft where 152 sq. ft. is allowed and further to allow the placement on the building not to exceed 27 ft. Seconded by R. Bairam.

Vote 3-2 motion carries

Side Wall

D. Pare stated that if you expect traffic to take the exit after see the sign it is too late.

J. Hyde stated that if you measure the individual letter it is only 112 sf.

J. Hyde motioned to approve the 158 sq. ft. where 152 sq. ft is allowed and height as indicated of 16 -21 feet.

Vote 2-3 motion fails.

T. Lanphear motioned to reconsider the height limitation only. Seconded by C. Pearson.

5-0 to reconsider.

R. Bairam motioned to approve the maximum height of 20'. Seconded by J. Hyde.

Vote 4-1 motion carried.

FALCON BROOK

49 Mammoth Road

Map 45 Lot 33-2 MDR

A Variance from Article 5, Section C.3.B Multi-Family Dwellings to allow 20 multi-family units on 14.25 acres where 14 units are allowed.

The applicant requested a continuation to May 10 in order to complete the required documents and plans.

J. Hyde motioned to continue to May 10, 2011. Seconded by R. Bairam.

Vote unanimously in favor.

NEW PUBLIC HEARING

DOMIDE

15 W. Stearns Avenue

A Special Exception per Article 26:C.2 to allow the enlargement of a single-family home which does not conform to the applicable setback where the proposed enlargement will not increase the existing non-conformity.

P. Rowell stated that this was a pre-existing addition that was built by the previous owner without permits. The new owner was told that he would be required to obtain a Special Exception to keep the addition.

Mr. Domide read from the application. (see file)

P. Rowell: This addition is a large addition. The framing is complete but no interior work has been done.

Open Public Hearing

Jason Gagnon, 13 W. Stearns Avenue: Is it going to continue to be a single family home?
How many bedrooms?

I understand it is a two bedroom home.

C. Pearson: An accessory would not be allowed.

Site walk scheduled for April 19, Tuesday at 6:30 at 15 W. Stearns.

ADJOURNMENT

*R. Bairam motioned to adjourn at 8:30 pm. Seconded by D. Pare.
Vote unanimously in favor.*

Respectfully submitted,

Lee Ann Moynihan