

**Unofficial**

**HOOKSETT ZONING BOARD OF ADJUSTMENT  
AGENDA**

**Tuesday, May 10, 2011**

**HOOKSETT MUNICIPAL BUILDING**

**35 Main Street**

**7:00 PM**

**CALL TO ORDER**

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

**ATTENDANCE**

Chairman Chris Pearson, Richard Bairam, Michael Simoneau, and Tim Lanphear

R. Duhaime arrived at 7:10 pm

**APPROVAL OF MINUTES**

April 12, 2011

*R. Bairam motioned to approve the minutes as presented. Seconded by M. Simoneau.*

*Vote unanimously in favor*

**CONTINUED PUBLIC HEARINGS**

**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.

C. Pearson read the letter of withdrawal from the applicant into the record.

**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.

Mr. Domide, owner was present.

Site walk was attended by Don Pare, Phil Denbow, Michael Simoneau, Richard Bairam, and T. Lanphear on April 19<sup>th</sup> at 6:30 pm.

Open Public Hearing

No comments

Close Public Hearing

A letter of recommendation was received from the Planning Board.

***M. Simoneau motioned to approve the 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.***

***Seconded by R. Bairam.***

***Vote unanimously in favor.***

### **NEW PUBLIC HEARINGS**

#### **TURGEON**

5 Lennox Street

Map 19, Lot 11-83

An Equitable Waiver under RSA 674:33.a to allow an accessory apartment which was built in 2006 which does not meet the zoning requirements.

Andre and Tammy Turgeon, owners.

Andre Turgeon stated that the construction of the accessory apartment was handled by the contractor and all necessary permits were received from the Building Department.

P. Rowell: A building permit was issued and inspections were done by the previous building inspector. There is no record of a CO being issued. It came to our attention that the accessory apartment was built larger than allowed. The plans in the file are extremely vague. There was a house plan of the existing house however there were no notes for dimensions or square footage on the addition plans or the permit. Code issues include that accessed through the primary dwelling and they enter through the garage. There are some safety issues and code violations which must be addressed as well.

Criteria

Read in to the record

Open Public

Close Public

***R. Bairam motioned to grant an Equitable Waiver per RSA 674:33 to allow the construction of an accessory apartment which is larger than the 30% allowed.***

***Seconded by R. Duhaime.***

***Vote unanimously in favor.***

#### **SMITH**

5 Springwood Drive

Map 34, Lot 40-54

A Variance from Article 5:E.2 to allow the construction of a 24' x 24' family room on rear of home which is 7 feet from the side property line where 15 feet is required.

Debora Smith, owner

and Kevin Shea

Letter from abutter, Ken Glander, 3 Springwood Drive was read into the record.

K. Shea: If we went toward the middle of the house, we lose a kitchen and bedroom window. It is the only window in the kitchen. The map from Google earth shows there is a lot of land which was purchase by Mr. Glander to provide a buffer from a proposed construction.

K. Shea read the application into the record.

Open Public

Close Public

1. Does not diminish
2. Ok
3. Ok
4. Use is not contrary to spirit
5. There is a hardship due to the way the home is placed on the property.

***M. Simoneau motioned to approve the variance to construct a 24 x 24 family room 8 feet into the setback. Seconded by R. Duhaime.***

***Vote unanimously in favor***

Miscellaneous

Letter regarding the Hephron pit to be drafted for the Planning Board regarding their request for a subdivision.

### **ADJOURNMENT**

**R. Duhaime motioned to adjourn the meeting. Seconded by M. Simoneau.**

**Vote unanimously in favor**

Respectively submitted,

Lee Ann Moynihan