

Official

**HOOKSETT ZONING BOARD OF ADJUSTMENT
MINUTES**

Tuesday, December 13, 2011

HOOKSETT MUNICIPAL BUILDING

35 Main Street

7:00 PM

CALL TO ORDER

C. Pearson called the meeting to order at 7:04 pm.

ATTENDANCE

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

R. Duhaime – Excused

G. Lee – Absent

APPROVAL OF MINUTES

October 11, 2011

R. Bairam motioned to approve the minutes of October 13, 2011 as presented. Seconded by M. Simoneau.

NEW PUBLIC HEARINGS

BROX EXCAVATION/SUNSET ROCK LLC

1396 Hooksett Road

Map 18, Lot 48

A Variance from Article 10-A:E to allow the expansion of an excavation site into the Performance Zone.

Map 24, Lot 7, Map 18, Lot 48 and Map 24, Lot 36-1

Renew and amend to the current Excavation Permit (G-01) to expand the operation

P. Holden: We are here to renew and amend the Excavation Permit for the existing Gravel/Excavation Permit located on Route 3 across from the Southern entrance of Granite Hill. Presently, there is a permit from 2006 for Excavating in the green area and is zoned Industrial and since we have acquired additional adjacent land zoned Industrial and additional land zoned Performance Zone. We went to the Planning Board a year ago with this plan and we showed the ultimate use for this property. This is lower area with the sand and an asphalt plan and there is knob where they are excavating. Eventually this will come to Route 3. The plan was to have a road start at the traffic signal at Granite Hill Site and connect to an extension of Lehoux Drive. This was subdivided into where Outdoor World is and Huttig. There is grading so that when they are done excavating they could achieve this Industrial Park. All the drainage flows into the site where they are excavating. That was the plan we showed the Planning Board last year. They didn't

really approve it but they said they supported it. Since then, we have taken that same plan with the road network still on it, and this is the final grading plan. Every 5 years we need a new alteration of terrain permit from the State. As part of that permit, we want to renew our existing property and expand our excavation into the blue (Performance Zone). The amendment is to add the new Industrial and Performance zone parcels.

Open Public
No input

Close Public

C. Pearson recommended taking this application in two parts. Since the Variance is needed in order to approve the amended excavation plan, the Board should first consider the renewal of the existing permit following a site walk and then review the variance and subsequent amended plan. In addition, it is recommended that a joint meeting be scheduled with the Planning Board since the parcel is in the Performance Zone. The Planning Board has a joint meeting scheduled for January 23rd. This application can be discussed at that same meeting.

Site Walk scheduled for January 7th at 8:00 am at entrance gate located off Route 3 across from the south entrance to Granite Hill.

OTHER BUSINESS

Heffron Gravel Pit

Bill Evans to provide an update on the reclamation plan.

B. Evans: We want to stay plugged in with the Board.

Nick with TF Moran: We are tasked with the engineering services. It makes sense to tie the two together, reclamation and development. We want to make sure we are meeting the corrective action required. This is a work in progress and we would like feedback and hope we are in keeping with the expectations. The Lot line Adjustment must be approved first. With that, we have the availability to target end users and move toward with development and prepare engineered plans for 12 acres to be restored. Does the Board feel this is appropriate?

C. Pearson: No reclamation has taken place yet?

B. Evans: We have completed the site walk and evaluation of the berm. We can put a letter together regarding the berm. Trees need to be removed by the stone dam but that should be part of the final reclamation. We are looking to make efficient use of the plan. We want to dovetail with the site plan and lot line adjustment. It is a process and sometimes moves slowly. We are working with the survey for the lot line adjustment and waiting for that. Once that is done, we will move in and take care of the balance of the property.

C. Pearson: We might like to see target dates and milestones.

Nick: Over the next 6 months we will have something a little more defined. We would like to submit plans to the Planning Board at the end of the month. The Lot Line Adjustment is dependent on the continued support of the ZBA and we will provide milestone dates.

Jim Levesque: Is the proposed development looking like a reality.

Nick: It looks like it will move forward. We are in a significant economic down turn but Mr. Larebee is working with a few potential developers. We would like to move forward but the economy will dictate the phasing. The winery is still an important part of the project as well as other end users.

B. Evans: We don't want to operate in a vacuum and we will give you a time line and if there is anything you need let us know. We are starting from the front and working through the entire sight. We are working with PSNH to realign the power lines and they are on board to do that.

ADJOURNMENT

C. Pearson adjourned the meeting at 7:55 pm.

Respectfully submitted,

Lee Ann Moynihan