

Unofficial

**HOOKSETT ZONING BOARD OF ADJUSTMENT
Tuesday, January 10, 2012
HOOKSETT MUNICIPAL BUILDING
35 Main Street
MINUTES**

CALL TO ORDER

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

ATTENDANCE

C. Pearson, R. Duhaime, D. Pare, G. Hyde, R. Bairam, P. Denbow, and M. Simoneau.

Excused: J. Levesque

Absent: G. Lee

APPROVAL OF MINUTES

December 13, 2011

R. Duhaime motioned to approve the minutes of December 13, 2011 as presented.

Seconded by R. Bairam. Vote unanimously in favor.

CONTINUE 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.

Continue to January 23 for joint meeting.

BROX EXCAVATION/SUNSET ROCK LLC

1396 Hooksett Road

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: A Site walk was held on January 7, 2012. (See minutes of site walk)

R. Bairam motioned to renew the current excavation permit G-01 for 5 years. Seconded by R. Duhaime.

Vote unanimously in favor.

NEW PUBLIC HEARINGS

FALCON BROOK
49 Mammoth Road
Map 45 Lot 33

Continued to 2/14/12

A variance from Article 8 Section E.9 of the Zoning Ordinance to permit a Conservation Subdivision on 14.32 acres where 20 acres is required.

A variance from Article 8 Section D.5 of the Zoning Ordinance to permit a unit density of 20 units where 14.1 units are allowed.

A variance from Article 8:E.1 to construct a driveway to engineering standards of a low volume driveway where the requirement is all roads shall be designed and constructed in accordance with the Town Road Standards as outlined in the Hooksett Development Regulations.

A variance from Article 8 Section G.2 to permit the construction of condominium development which is by definition a single lot, without having to adhere to the minimum frontage requirements of 50 feet as stated in the ordinance.

A variance from Article 8, Section G.6 to permit the construction of free standing units with a minimum separation of 35 feet where 40 is required.

R. Duhaine motioned to continue the public hearing for Falcon Brook to Feb. 14, 2012. Seconded by D. Pare. Vote unanimously in favor.

OTHER BUSINESS

A timeline was submitted to the Board by Jeff Larrabee representing Hefron's Reclamation plan.

R. Duhaine motioned to accept the timeline as presented with the condition that if any dates will not be met they will come before the Board. Seconded by R. Bairam. Vote unanimously in favor.

ADJOURNMENT

Chairman Pearson adjourned the meeting at 7:40 pm.

Respectfully submitted,

Lee Ann Moynihan