

Unofficial

**HOOKSETT ZONING BOARD OF ADJUSTMENT
Tuesday, February 14, 2012
HOOKSETT MUNICIPAL BUILDING
35 Main Street
MINUTES**

CALL TO ORDER

C. Pearson called the meeting to order at 7:00 pm.

ATTENDANCE

C. Pearson, R. Duhaime, D. Pare, R. Bairam, P. Denbow, and M. Simoneau, and J. Levesque

Absent: G. Lee and G. Hyde

APPROVAL OF MINUTES

January 10, 2012

R. Bairam motioned to approve the minutes of January 10, 2012 as presented. Seconded by M. Simoneau. 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.

C. Pearson stated that Brox had presented to the Planning Board at a joint meeting and submitted a letter stating they had no objection to the expansion into the Performance Zone area however they did require the Zoning Board to monitor the reclamation of the land excavated. That condition can be tied to the decision by the Board.

All questions were addressed at the joint meeting.

Open Public

None

Close Public

R. Bairam motioned to approve the Variance from Article 10-A:E to allow the expansion of an excavation site into the Performance Zone with reclamation being monitored by the ZBA excavation begins. Seconded by R. Duhaime. Vote unanimously in favor.

R. Duhaime motioned to amend the current excavation permit to include lots 7, 48, 36-1. Seconded by R. Bairam.

Open Public
Close Public

Vote unanimously in favor.

FALCON BROOK
49 Mammoth Road
Map 45 Lot 33

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. Bairam motioned to continue to March 20, 2012. Seconded by R. Duhaime.
Vote unanimously in favor

OTHER BUSINESS

ADJOURNMENT

Chairman Pearson adjourned the meeting at 7:40 pm.

Respectfully submitted,

Lee Ann Moynihan