

**Official**

**HOOKSETT ZONING BOARD OF ADJUSTMENT  
Tuesday, May 8, 2012  
HOOKSETT MUNICIPAL BUILDING  
35 Main Street  
MINUTES**

**CALL TO ORDER**

R. Duhaime called to order at 6:30 pm

**ATTENDANCE**

R. Duhaime, R. Bairam, G. Hyde, and J. Levesque  
Staff: Matt Labonte and Lee Ann Moynihan

**APPROVAL OF MINUTES**

April 10, 2012

*R. Bairam motioned to approve the minutes of April 10, 2012. Seconded by G. Hyde.  
Vote unanimously in favor.*

**CONTINUED PUBLIC HEARINGS**

**MANCHESTER ANIMAL HOSPITAL**

**1129 Hooksett Road**

**Map 41 Lot 11**

**Performance Zone**

A Variance from Article 10-A:E of the Zoning Ordinance to allow a residential use within the Performance Zone for an apartment to be located in the basement of the property to be occupied by an employee of Manchester Animal Hospital.

R. Ball: I went before the Planning Board last month where they unanimously approved the application to place an apartment in the building with the condition that the apartment is only to be used by an employee of the animal hospital.

M. Labonte stated he is concerned that a terminated employee would need to be evicted and there might be some legal issue with that.

Close Public

R. Bairam: I'm concerned that the variance stays with the building and now you have a residential use in the Performance Zone.

R. Duhaime: We could make it a condition.

R. Ball: The unique nature of having overnight patients is the reason for the apartment. If another business went in like an attorney's office, they wouldn't need the apartment. Could there be a stipulation that it be only allowed for this type of business.

***R. Bairam motioned to approve the Variance from Article 10-A:E of the Zoning Ordinance to allow a residential use within the Performance Zone for an apartment to be located in the basement of the property to be occupied by an employee of Manchester Animal Hospital only and this variance is only allowed in conjunction with the use as a Veterinary Hospital. Any employee whose employment is terminated either voluntarily or involuntarily must vacate the apartment.***

***Seconded by G. Hyde***

***Vote 3:0 motion carries with 3 affirmative votes.***

### **NEW PUBLIC HEARINGS**

#### **BARNHART**

**12 Chase Street**

**Map 6 Lot 48**

A Variance from Article 5-A:E.5 of the Zoning Ordinance to allow a shed (less than 200 s.f.) to be placed one (1) foot from the property line where 10 feet is required.

Jessica Barnhart, owner of 12 Chase Street: We are applying for a variance to place an 8' x 10' aluminum shed one (1) foot from the property line. We have a small section of our land that is flat and there is no other appropriate location.

J. Barnhart read from the application. (see application)

Pictures of the property were distributed to the Board.

Open Public Hearing

No comments

Close Public Hearing

***R. Bairam motioned to grant the variance from Article 5-A:E.5 of the Zoning Ordinance to allow a shed (less than 200 s.f.) to be placed one (1) foot from the property line where 10 feet is required. Seconded by G. Hyde.***

***Vote unanimously in favor.***

#### **NORTH POINT INDUSTRIAL PARK**

**40 Londonderry Turnpike**

**Map 49 Lot 51**

A Variance from Article 20:3.B to allow the relocation and alteration of an existing monument sign that contains directional information on a lot that already contains one monument sign at the entrance of North Point Drive which specifies the development and the tenants.

M. Routhier: We are here to request a variance for a pre-existing sign on the property.

M. Routhier read the application into the record.

Picture of the existing sign and the proposed sign were made available to the Board.

Dave, Manager: There has been a 4' x 8' sign on the property since I've been the manager for 10 years. We were a third party contractor for Sam's Distribution. Kane became the new contractor and they inquired about changing the sign from PSI. Upon contacting the town, it was determined that there was no permit for that sign. My property is accessible 24 hours, 7 days a week. On more than on occasion, abutting businesses have come in complaining about truckers tearing up their property. The truckers miss the property at night and then turn in the nearest parking lot available. We hope to improve the identification by lighting the sign and making it double sided. The biggest concern is safety.

M. Routhier: This is proposed to be on 2' x 4' post because that is what now exists. It is a precarious position due to the location of a utility pole and can't be move back due to visibility. We tried to make it more appealing with landscaping around the sign.

M. Routhier: Currently the sign is in the right of way and we would like to pull it back without pushing it behind the trees.

R. Duhaime: I would expect to see a monument style sign.

M. Routhier: There is already that type of sign on the property. This is an additional sign to be used for direction and safety and we would like to do that at the least costs. We are proposing the same dimensions and height even though we are allowed 10 feet we are only proposing only 7' in height.

Open Public Hearing

No comments

Close Public

G. Hyde: I've been hung up several times on Londonderry Turnpike by trucks missing that turn. More signage would be better all around particularly for safety. I've also missed that turn to go in there so I would like to see better signage.

R. Duhaime: My concern is the increase of signs.

Dave: My concern is safety. We have 400 trucks in a busy week. When they miss the turn they pull over and sometimes back up the road.

R. Duhaime: My concern is the appearance of the sign. I've seen the sign and I would like the sign to conform more to the ordinance.

R. Bairam: They don't have room to move it.

G. Hyde: I think it is good that it is simple so it will alleviate the appearance of allowing two monument signs.

R. Duhaime requested landscaping changes to screen the posts and diminish the billboard look.

*G. Hyde motioned to grant the Variance from Article 20:3.B to allow the relocation and alteration of an existing monument sign that contains directional information on a lot that already contains one monument sign at the entrance of North Point Drive which specifies the development and the tenants with the condition that the address be indicated on the sign and plantings installed to hide the posts. Seconded by R. Bairam. Vote unanimously in favor.*

**PALAZZI CORP/RITCHIE BROS.  
39 Hackett Hill Road & 350 West River Road  
Map 13 Lot 51**

- A Variance from Article 20-A:B.11 (Table of Standards) to allow a 400 square foot freestanding sign to be erected along the Everett Turnpike where 32 square feet is allowed and 49 feet in height where 10 feet is allowed.
- A Variance from Article 20-A:B.10.a(2) to allow a freestanding sign to be constructed without a business address.

By adding an address on this board, it would take away for the area for signage and this would harm the applicant and would not be typical of their design standard.

- A Variance from Article 20-A:B10.b to allow a freestanding sign that is neither a monument sign or a directory type sign.
- A Variance from Article 20:C.1 and Article 20-A:B.11 (Table of Standards) to allow a second site sign to be a flag where only an American and State flag are allowed and only one sign per lot.

N. Golan, Engineer and Ben Swanson

We've met before for a wash use variance which was granted. We moved forward with a full site plan and had a TRC and will meet with the Planning Board on May 15 for completeness. We now are looking for signage.

Ben Swanson: We are now looking at signage and the company prides itself on a consistent look. We've developed a pro-typical standard. We looked at Hooksett and scaled a lot back. We looked at all the ordinance and tried to find a way to integrate that in Hooksett.

N. Golan: We hope that you will see this as a reasonable request.

We are looking for a variance from size and height. We would like a flag as a second sign.

Scrolling sign requested for auction date and general greet message. The frequency for change would be 10 second intervals.

The applicant is requesting one sign with two (2) proposed sign locations. We are waiting to see what trees will be removed by the State prior to making our decision.

G. Hyde: If the sign were to fall, is it set back far enough.

N. Golan: Relative to the placement of the sign, it would fall either on the property or on the edge of the right of way.

R. Duhaime: It might be interesting to do a balloon test to see how high it actually is.

Ben Swanson: Depending on the placement and the grade, the 50 feet can change. We've done the balloon test on other sites to show the height.

N. Golan: In regard to the highway sign, which proportionally looks smaller, if you measured, it you might see it is larger than it appears. The visuals are an artistic interpretation of the sign.

Ben Swanson: The picture of the sign with the truck is to scale and gives an idea of the size of the sign.

R. Duhaime: Will there be another sign on 3A?

N. Golan: The second sign would be the flag if approved which will be on 3A and there would be no sign on Hackett Hill Road.

Ben Swanson: We wanted to come in tonight because signage is a big deal to us. We took into account the speed of traffic when creating the sign. If we are going to fit as best as possible in Hooksett Ordinance, we will need to be flexible. This cannot be seen from 3A.

R. Duhaime: How did you come up with this size?

Ben Swanson: We have what is called 3<sup>rd</sup> Generation and is sized to traffic moving at 60 mph.

N. Golan: The flags are proposed to be placed on the site where it would be appropriate based on the topography.

Open Public Hearing

Alden Beauchemin: We own property at Exit 11. We are already seeing the residual effect of this company coming to town. The signage is a great landmark and will add to the area.

Close Public Hearing.

R. Duhaime: I'm concerned with what DOT is going to do with the rolling toll.

Ben Swanson: The majority of their signage is further north.

Flag poles

The poles would be 30 feet high and spaced 15 feet apart. Each flag would be uniform in size and be 3' x 5'.

G. Hyde has a concern with the height of the flag and my personal preference is to have the National Flag higher than others.

***R. Bairam motioned to continue the Public Hearing to June 12 th at 6:30 with a balloon to be schedule. Seconded by G. Hyde.  
Vote unanimously in favor.***

**ADJOURNMENT**

The meeting was adjourned at 8:30 pm.

Respectfully submitted,

Lee Ann Moynihan