

**Official**

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

**CALL TO ORDER**

R. Duhaime called the meeting to order at 6:30 pm.

**ATTENDANCE**

R. Duhaime, R. Bairam, G. Hyde, D. Pare, M. Simoneau (alternate), and Jackie Roy (alternate)

Excused: C. Pearson, P. Denbow

**APPROVAL OF MINUTES**

*July 10, 2012*

*R. Bairam motioned to approve the minutes of July 10<sup>th</sup>, 2012. M. Simoneau seconded. Vote unanimously in favor. (D. Pare abstained)*

**July 10, 2012 non-public minutes**

*R. Bairam motioned to approve the non-public minutes of July 10<sup>th</sup>, 2012. Seconded by G. Hyde.*

*Vote unanimously in favor*

**CONTINUED PUBLIC HEARINGS**

**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
- A Variance from Article 20-A:10.b to allow a freestanding sign that is neither a monument sign nor 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.

*R. Bairam motioned to continue the public hearing at the request of the applicant to September 11, 2012. Seconded by G. Hyde.*

*Vote unanimously in favor*

**NEURO RESTORATIVE OF NEW HAMPSHIRE**

33 Prescott Heights

Map 42 Lot 13

**Special Exception**

A Special Exception per Article 5:B.3 to allow handicap housing in the Medium Density Residential District.

**VariANCES**

- A Variance from Article 7:B.2(a) to allow the conversion of a single family dwelling with 3.15 acres into a home for the handicap where 4 acres are required.
- A Variance from Article 7:B.2(c) to allow a handicap housing development on a lot with 50' of frontage where 200 feet is required.
- A Variance from Article 7:B.5 to allow a handicap housing development on a property with a private and well and septic where public water and sewer is required but not available.

*J. Roy motioned to continue to August 2<sup>nd</sup> for a joint meeting with the Planning Board.*

*Seconded by R. Bairam.*

*Vote unanimously in favor*

**JAMES & RACHEL WELCH**

16 Rae Brook

Map 47 Lot 32-8

A Variance from Article 8:G.3 to allow the construction of a third garage within 9 feet of the front property line where 15 is required.

R. Duhaim recused himself. R. Bairam assumed the chair.

M. Simoneau and J. Roy will vote on the application.

At the last Zoning Board meeting on July 10<sup>th</sup>, the Board suggested the applicant consider moving the house toward the opposite side to minimize the impact on the abutting neighbor. The applicant submitted a new plan which subsequently encroached on the 100 foot perimeter buffer in the rear of the lot. This buffer is protected open space and is declared a non-disturbed area in the covenants. The applicant withdrew the revised plan and submitted the original concept which now extends 7' 11 5/8" into the side setback where 15' are required.

Open Public

Close Public

M. Simoneau asked is this was a third garage?

James Welch: Yes, the house is not yet built but the plans were for a two stall garage and this would add a third garage.

*J. Roy motioned to approve the amended plan for a 30' x 22 ½' garage that would be 7.5 feet from the side property line. Seconded by M. Simoneau. Vote unanimously approved.*

**PHIL LAPLANTE**

10 Hidden Ranch Road

Map 24 Lot 42

A Variance from Article 5.E.5 of the Hooksett Zoning Ordinance to allow the construction of an accessory structure (35' x 48') within 12 feet of the front property line where 35 feet is required.

Alternate M. Simoneau will vote on the application.

P. Laplante read from his application (see file)

P. Laplante: I am proposing a fabric structure to be surrounding by a barn gable. The structure is proposed to be 35' x 48' on a gravel site to be used for storage of salvage material. The structure is design for a life span of 15 years and is a temporary building. The request is to allow only a 12 foot setback from the front where 35' is required.

J. Roy questioned if he is within the 250 feet of the shoreline protection?

M. Labonte stated that he has checked and he is within the 50 feet required.

Letter from Sara Ann Sarette, abutter, was read into the record.

Jackie Roy: Is this for commercial purposes?

P. Laplante: I keep materials at the house but I don't do the work on the site. I have no commercial equipment.

Jackie Roy: Where are these materials now?

P. Laplante: I have them at my dad's house.

Jackie Roy: Will the barn gable be facing the abutter?

P. Laplante: Because I won't paint the barn board, it will weather grey and disappear in the woods. It will be green so it will be discreet.

P. Laplante: I will not have a foundation.

D. Pare: I'm concerned about the gable ends.

P. Laplante: I will fasten the two ends together. I will have wood gables on both ends or I will go with an all wood building based on the assessment difference. There is a vacant

lot between me and my neighbor's lot. It will be approximately 80 feet from Sara's house.

J. Roy asked if the structure could be moved closer to the house and if gutters could be added to eliminate run off.

P. Laplante: The contour of the ground would restrict moving the structure closer to the house.

R. Bairam: Why is the building so big if it is just for storage?

P. Laplante: I want to build bigger than what I need so I don't have to expand later.

P. Laplante: I move all my material with a pick-up truck. I may get a trailer load of wood. I don't sell trailer tractor loads. This is my retirement job. I won't be expanding and running any traffic. I may sell some floor boards or other material on craigslist.

D. Pare: Matt, is it allowed by code with the gable ends?

Matt Labonte: It will need an engineer's approval. That is a structural issue that would be addressed if allowed with the building permit.

J. Roy read from the applicant's statement that said he will store material used for business.

P. Laplante: I will not however use large equipment or build barns there. It won't have a fork lift with 20' lvls. I just want to keep my wood dry and have a building that is not dark. I do run a business and will store equipment there. I have customers that will come down and pick up materials.

Open Public  
Close Public

R. Duhaime stated that the following additional information is needed:

- A certified plot plan which includes the septic system.
- Verification of the Right of Way.
- Verification of ownership of the abutting property.

J. Roy stated that she feels that this is a large commercial building that would be within 12 feet from the setback and is close to the shore line.

Site walk is scheduled for Monday, August 27 @ 6:00 at Hidden Ranch Road

***R. Bairam motioned to continue the meeting to September 11 with a site walk schedule for August 27<sup>th</sup> at 6:00 pm. Seconded by G. Hyde.  
Vote unanimously in favor.***

**ADJOURNMENT**

The meeting was adjourned at 7:45 pm by the chair.

Respectfully submitted,

Lee Ann Moynihan