

Official

**HOOKSETT ZONING BOARD OF ADJUSTMENT
Tuesday, January 8, 2013
HOOKSETT MUNICIPAL BUILDING
35 Main Street
MINUTES**

CALL TO ORDER

Chairman Pearson called the meeting to order at 6:30 pm.

Pledge of Allegiance

ATTENDANCE

Chairman C. Pearson, R. Duhaime, R. Bairam, D. Pare, M. Simoneau (alternate), and Jackie Roy (alternate)

J. Levesque attended via video

Excused: P. Denbow

Absent: G. Hyde

Staff: M. Labonte and L.A. Moynihan

APPROVAL OF MINUTES

November 13, 2012

R. Bairam motioned to accept the minutes of November 13, 2012. Seconded by R. Duhaime.

Vote unanimous in favor.

NEW PUBLIC HEARINGS

SEVERINO TRUCKING INC.

39 Pine Street, Map 7, Lot 3 & 3-2

Excavation Permit Renewal

M. Labonte stated that he has checked the site and it is one of the better pits in town.

T. Severino requested a two (2) year extension on the excavation permit. Due to the slowly down, they have been unable to move all the material.

Open to public

No comment

Close to public

R. Duhaime motioned to grant the extension of the excavation permit for two (2) years with the condition that DES shoreline permit which expires in December of 2013 is extended. Seconded by R. Bairam.

Vote unanimously in favor

GAJOWSKI

17 Roy Road
Map 16, Lot 4
LDR

A Variance from Article 4:A.1 to allow a multi-family dwelling in the LDR zone.

Josh Gajowski: I am the landlord requested a variance for a two-family home. I purchased the home as a two-family and originally lived there. I know rent both apartments. It has always been a two-family.

P. Korkosz, tenant: The septic file is for 1980. The state subservice systems only have records to 1987.

M. Labonte stated that the septic shows a single family 4 bedroom home.

J. Roy: If your leach field fails, you would have to apply for a two-family system and you would not have the lot loading for that septic tank. The 1000 gal tank is no longer feasible.

Once a leach field fails, it could be a concern.

C. Pearson: The lot is non-conforming for the lot size.

J. Gajowski read the application into the record

M. Labonte stated he did an inspection for family service and he cleared the lower level for building codes only.

Open to Public

James Thayer, 17 Alameda Lane: My concerns are with the septic system. I am also concerned that this will set precedence if anyone wants a two family in the neighborhood. We knew it was a two family when we moved in but if there is a septic issue, I think it should be addressed.

There are wetlands back there.

J. Roy: You could have a design done to insure that he lot conforms to a two family. It wouldn't have to be installed until the system failed and then there would be a system on file. That design is good for 4 years. The estimated cost is about \$1800. If we approve this variance and then you can't get a two family house design, it doesn't help anyone.

C. Pearson stated that if a two family variance is granted, it will run with the land. If the septic fails, it may not meet the requirements.

Ron Morse, 4 Grandview Drive: I feel that you never notice it is two-family. I know the property, and there is lot of water that goes through this area. If you had a professional say there was plenty of room for the septic, I would be ok.

J. Roy: I think the lot being 1.6 acres is a good size for a two-family but my concern is the wetlands and the septic. If we approve this without town water and sewer and you go back in 10 years and the state says it doesn't conform, we haven't done anyone justice. We don't know what the State would approve.

C. Pearson: Regardless of the history and other homes in the area, if we were to approve this variance, you would still need to acquire a septic design to meet the requirements of a two family.
If we don't grant this you must revert to a single family. If we approve it, you must get a new septic design.

C. Pearson recommended that the landlord be given an opportunity to research the cost with the State for a new septic design and the town will do research as well.

Close public

R. Bairam motioned to continue the public hearing to April 9th. Seconded by R. Duhaime.

Vote unanimously in favor.

OTHER BUSINESS

There will be a joint meeting on Monday, January 14, 6:00 am to review the Zoning Ordinances.

ADJOURNMENT