

**OFFICIAL**

**HOOKSETT ZONING BOARD OF ADJUSTMENT  
Wednesday, April 17, 2013  
Meeting Minutes**

**CALL TO ORDER:** Chris Pearson called the meeting to order at 6:30 pm.

**PRESENT:** Richard Bairam, Roger Duhaime, Chris Pearson, Michael Simoneau and James Levesque (Council Rep)

**EXCUSED:** Gerald Hyde, Don Pare, Jackie Roy

**STAFF:** Matthew Labonte, Code Enforcement Officer

**APPROVAL OF MINUTES**

**February 12, 2013 Regular Meeting – Tabled.**

**February 12, 2013 Non-Public Meeting – Tabled.**

**CONTINUED PUBLIC HEARING**

**GAJOWSKI Case #12-19**

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.

The subject property was built in 1983 and received a certificate of occupancy for a 2-family dwelling. The septic system is designed for a single family 4-bedroom home. Issues were raised in an event the septic should fail. The applicant was asked to do research and obtain an approved septic design from the State for a 2-family dwelling.

M. Labonte stated he has reviewed a septic design for a 2-family dwelling that the State has approved for the property.

M. Simoneau: This is what we are looking for. That was the issue. If the original system failed and he went to the State and got rejected because the system was designed for a single family home instead of 2-family.

Public hearing was opened.

No public comments.

Public Hearing was closed.

***R. Duhaime moved to grant a variance from Article 4:A.1 to allow a multi-family dwelling in the LDR zone. Motion seconded by R. Bairam. Motion carried unanimously.***

**NEW PUBLIC HEARINGS**

**SNHU Case #13-2**  
North River Road Map 33 Lot 67  
MUD4

A variance from Article 18, Section D.1 and G.2.(a) to permit filling of a wetland finger and impact within the 40' setback buffer along the connected wetland for development of a parking lot.

Jeff Kevan, TF Moran presented the proposal.

The proposed parking will impact a wetland finger, which will be filled. The small wetland finger is a low value wetland that store stormwater during certain times of the year. This will be mitigated by the parking design. As a part of SNHU's master plan to create a pedestrian driven campus, common green would be created, keep the core area for additional future buildings and minimize vehicular traffic.

J. Kevan: I've met with NHDES. They do not have any concerns and they support the application. From my standpoint, we are protecting a body of wetlands.

C. Pearson: We have to do a site walk every time the wetlands are impacted.

**SNHU**                                  **Case #13-3**  
Depot Road                             Map 38 Lot 1  
MUD 4

A variance from Article 18, Section D.1 and G.2.(a) to permit filling of a section of wetland and impact within the 40' setback buffer along the connected wetland for development of a parking lot.

The second application is for a parking lot on Depot Road. The proposal includes filling a section of the yard/wetlands that store stormwater, widening Depot Road and resurfacing the pavement. The old and dilapidated buildings will be removed as well as the outdoor storage area. The pipes underneath the road will be upgraded.

J. Kevan: Old tires and refrigerators are piled up on the property.

M. Simoneau: Any concerns with environmental issues?

J. Kevan: Not at this point. They accumulate tires and every so often they pay to get rid of them.

M. Labonte: If something comes up during construction that becomes an issue.

J. Kevan: This project would clean up that area and take down dilapidated buildings.

R. Duhaime: When are they planning on putting up the green area?

J. Kevan: After the parking lots are built.

Public hearing was opened.

No public comments.

Public hearing was closed.

The applicant read the application into the record. (See file.)

The board will obtain an approval letter from Conservation Commission with regards to the wetlands being impacted.

Site walk is scheduled for Tuesday, May 7<sup>th</sup> at 5:30 pm, will meet at Depot Road.

***R. Duhaime moved to continue the public hearings to May 14<sup>th</sup>. Motion seconded by R. Bairam.***  
**Motion carried.**

**ADJOURNMENT**

The meeting adjourned at 7:20 pm.

Respectfully submitted by,

Evelyn F. Horn  
Administrative Assistant