

## **Official**

### HOOKSETT ZONING BOARD OF ADJUSTMENT

Tuesday, July 14, 2015

HOOKSETT MUNICIPAL BUILDING

#### **CALL TO ORDER**

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

#### **PLEDGE OF ALLEGIANCE**

**ATTENDANCE:** Chris Pearson (Chairman), Roger Duhaime (Vice-Chairman), Gerald Hyde, Don Pare, Michael Simoneau, Richard Bairam, Phil Denbow, and Jim Levesque, Council Rep.

**STAFF:** Matt Lavoie, Code Enforcement Officer

**EXCUSED:** None.

#### **APPROVAL OF MINUTES**

**June 9, 2015** – *G. Hyde motioned to continue approval of the June 9, 2015 regular meeting minutes until the August 11, 2015 meeting. Seconded by R. Bairam. Motion carried unanimously.*

#### **NEW PUBLIC HEARINGS**

**Brox Industries**      **Case # 15-07**  
1500 Hooksett Road    Map 18, Lot 7  
Zone PZ

Brox Industries request approval to expand their excavation into “Phase IIIB” of their mining plan, consisting of 12.7 acres.

Erik Stevenson (Real Estate Manager): I am here to request authorization to expand our excavation at our site into what is known as Phase IIIB. The plan shows a line highlighted in yellow which depicts our existing rock face at the site. Some of you were present at our tour three Saturday's ago. When we were issued our first excavation permit in the late 1980's, one of the conditions we agreed to was before we entered into any new phase we would come before the Board to make sure we are operating in accordance with our overall permit. We are at the point with the mining of the phase where we have to cross over the pink line which may occur later this Fall. Before we do that we want to make sure we are in good standing with this Board and we are granted the ability to do that.

**Open public hearing.**

No public comments.

**Close public hearing.**

C. Pearson: They were thorough on the tour and gave us a good indication of what they are doing.

M. Simoneau: I think site walk was beneficial. Erik was able to point out the plans with regard to Phase IIIB which was helpful.

***M. Simoneau motioned to approve Brox Industries, Case # 15-07, 1500 Hooksett Road, Map 18, Lot 7, Zone PZ, to expand their excavation into “Phase IIIB” of their mining plan, consisting of 12.7 acres. Seconded by R. Bairam. D. Pare refrained from voting due to not being present at the site walk. Motion carried.***

**Nicholas Pearson      Case # 15-08**  
16 Chase Street      Map 6, Lot 49  
Zone URD

A variance is requested from the Hooksett Zoning Ordinance Article 5-A (A) to allow a fourth unit on a 3- family home, where only single family homes are permitted.

Nicholas Pearson: I am trying to take the appropriate steps to legalize a fourth unit that I currently have on my property that is not recognized as a legal fourth unit.

C. Pearson: How long have there been four units within this location?

N. Pearson: I am not sure. We just closed on the home June 12. I know that the previous family owned the home for a long time.

C. Pearson: Are all four units in use?

N. Pearson: No. Only three are in use currently.

C. Pearson: Matt, have you been to the site?

M. Lavoie: Yes and we have had an inspection with Steve Colburn from the Fire Department.

C. Pearson: Was the fourth unit ever in use?

M. Lavoie: I don't know. It looks fully furnished.

N. Pearson: The owner of the house lived in Florida and when he would come back for vacation he would stay in the fourth unit.

C. Pearson: It is single bedroom?

M. Lavoie: Yes.

M. Simoneau: It is zoned as a three-family?

C. Pearson: It is grandfathered as a three-family.

R. Duhaime: Does it need anything to come to compliance?

M. Lavoie: The fourth unit would need to be permitted, emergency lights would have to be installed, and possibly smoke detectors, but I believe there may be hard wired ones in place. That would be part of the inspection process once a building permit is pulled. The unit is already there and is fully furnished.

R. Duhaime: Does it have two exits?

M. Lavoie: Yes.

M. Simoneau: Is this serviced by well and septic?

N. Pearson: It has town sewer and water.

***N. Pearson read the application into record.***

M. Simoneau: Are multi-family homes typical to the area?

N. Pearson: Yes. There are quite a few multi-family units in the area.

R. Duhaime: From what Matt is saying there will be minimal modifications?

M. Lavoie: Yes and only on the interior.

R. Duhaime: Is there storage for the unit?

N. Pearson: There is closet space inside the unit and a common area outside underneath the back stairs. There is adequate off-street parking to fit two cars per unit.

C. Pearson: Matt, does it meet requirements for parking for a multi-family?

M. Lavoie: Yes.

**Open public hearing.**

No public comments.

**Close public hearing.**

M. Simoneau: I think it is honorable he is coming forward to make this legal.

***G. Hyde motioned to grant the variance from the Hooksett Zoning Ordinance Article 5-A (A) to allow a fourth unit on a 3- family home, where only single family homes are permitted for Nicholas Pearson, Case # 15-08, 16 Chase Street, Map 6, Lot 49, Zone URD. Seconded by R. Bairam. Motion carried unanimously.***

**Ronald & Thomas Severino Case # 15-09**

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

Zone MDR

Severino Corporation is requesting to renew a Gravel Permit (#G01-08) for a period of 2 (two) years.

Ron Severino: I am here to renew the gravel pit permit on Pine Street. We are using this to finish the Manchester project. The material has been approved, we just don't have room in Manchester to stock pile it so we are bringing it in as we need it. We are pretty much done excavating and everything now is removing piles. I am requesting the renewal for two years because I will probably need next summer to clean it up.

C. Pearson: Has any reclamation been done?

R. Severino: Yes. We have done a lot of slope work and there is grass growing.

C. Pearson: We need to schedule a time to view the site.

***The Board will view this site on July 28, 2015 at 6:30 pm.***

M. Simoneau: Matt, could you please send out an invitation.

M. Lavioi: Yes.

***G. Hyde motioned to continue Ronald & Thomas Severino, Case # 15-09, 39 Pine Street, Map 7, Lot 3 & 3-2, Zone MDR to August 11, 2015. Seconded by R. Bairam. Motion carried unanimously.***

**Donald Pare Case # 15-10**

279 Hackett Hill Road Map 28 Lot 2

Zone LDR

A variance is requested from the Hooksett Zoning Ordinance Article 4 (C)1 to allow 149' 10" of

frontage for a new lot (Map 22, Lot 2-1) where 200 ft. is required.

***D. Pare stepped down.***

D. Pare: I am here to sub-divide a piece of property I bought in 2006. It has 350' of frontage and I want to make one lot two acres with 200' of frontage and the other lot is two and a half acres with 149' 10" of frontage.

C. Pearson: Matt, the only thing non-conforming is the frontage, providing he can do everything else properly?

M. Lavoie: Correct.

M. Simoneau: One of the lots will be conforming and the other lot will be short?

D. Pare: It says 354' so it will only be 46' short.

C. Pearson: The total is 354.74. Correct?

D. Pare: Yes.

***D. Pare read the application as well as Sections 5i, 5ii, and 5b into record.***

R. Duhaime: Will there be any problem getting into and out of the driveway?

D. Pare: No.

**Open public hearing.**

No public comments.

**Close public hearing.**

***R. Duhaime motioned to grant the variance from the Hooksett Zoning Ordinance Article 4 (C)1 to allow 149' 10" of frontage for a new lot (Map 22, Lot 2-1) where 200 ft. is required for Donald Pare, Case # 15-10, 279 Hackett Hill Road, Map 28 Lot 2, Zone LDR. Seconded by P. Denbow. Motion carried unanimously.***

***D. Pare returned.***

M. Lavoie: Did everyone get the letter from the attorney that I sent out?

J. Levesque: I would like to hear more about this.

R. Bairam: I am not sure if we did something wrong.

C. Pearson: If we need to have the lawyer come in we can request that.

***M. Lavoie introduced Jim Donison, the new town engineer, to the Board.***

***R. Bairam motioned to adjourn. Seconded by G. Hyde. Motion carried unanimously.***

**ADJOURNMENT**

The meeting adjourned at 7:08 pm.

Respectfully submitted by,

AnnMarie White  
Recording Clerk