

**Official**

HOOKSETT ZONING BOARD OF ADJUSTMENT

Tuesday, December 8, 2015

HOOKSETT MUNICIPAL BUILDING

**CALL TO ORDER**

Vice-Chairman Roger Duhaime called the regular meeting to order at 6:32 pm.

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE:** Roger Duhaime (Vice-Chairman), Don Pare, Gerald Hyde, Richard Bairam, and Jim Levesque, Council Rep.

**ALTERNATES:** Phil Denbow and Michael Simoneau

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

**EXCUSED:** Chris Pearson (Chairman)

**APPROVAL OF MINUTES**

**November 10, 2015** – R. Bairam *motioned to approve the minutes of the November 10, 2015 meeting, with amendments. Seconded by G. Hyde. Motion carried unanimously.*

**CONTINUED PUBLIC HEARING**

**Harmony Place, LLC**                      **Case #15-14**  
1621 Hooksett Road                      Map 14, Lot 27  
MDR

A variance is requested from Article 5, Section C.3.b of the Zoning Ordinance to permit 63 two-bedroom units in three buildings of multi-family housing.

R. Bairam: Matt, is there any correspondence from the Planning Board?

M. Lavoie: Yes. They are for this variance.

Jennifer McCourt (McCourt Engineering Associates): We went to the Planning Board for their recommendation and they were for it. We talked about the traffic improvements. I met with Chris Lampron, the abutter, and we offered to provide a driveway for him from his property to our driveway to mitigate the traffic problem. Going northbound on Rt. 3, when people are turning into our driveway, will slow down traffic even though there is a deceleration lane. Mr. Sell offered to create the driveway for Mr. Lampron and we are willing to get any easements

necessary.

R. Duhaime: My only issue was with the density. It has all of the engineering and you will be helping out the town and the neighbor. This goes slightly against the ordinance but helps out a lot of other issues.

**Open to abutters.**

Chris Lamprin (1617 Hooksett Rd.) I talked to engineering in regard to my concerns with the traffic around the turn. They graciously made an offer to give me access to their driveway from mine. I have been working for a long time to alleviate my concern with traffic and this effectively addresses my concerns. I have no objections to the project with the conditions that were offered.

**Close to abutters.**

**Open public hearing.**

No public comments.

**Close public hearing.**

M. Lavoie: This project will be going in front of the Planning Board again.

P. Denbow: It is nice you are able to work with the abutters and address their concerns.

R. Duhaime: To get a driveway off of that road will be beneficial.

***R. Bairam motioned to grant a variance from Article 5, Section C.3.b of the Zoning Ordinance to permit 63 two-bedroom units in three buildings of multi-family housing for Harmony Place, LLC, Case #15-14, 1621 Hooksett Road, Map 14, Lot 27, MDR. Seconded by P. Denbow. G. Hyde opposed. Motion carried.***

**NEW PUBLIC HEARING**

**John M. Kelly Rev. Trust      Case # 15-15**  
353 Londonderry Turnpike    Map 25, Lot 55  
PZ

A variance is requested from Article 26, Section A.4 of the Zoning Ordinance to permit residential use.

William Cyr: I am trying to rent the house. I have some vintage cars and by renting the house I would be able to put the cars into the garage. I cleaned up the yard on the property. I would like to paint the property and fix the roof.

P. Denbow: Was this lot clear cut a few years ago?

W. Cyr: Yes.

R. Duhaime: What are the plans for this property?

W. Cyr: I would like to live in the house.

R. Duhaime: It is in the Performance Zone.

J. Levesque: The last thing it was used for was a residence.

M. Lavoie: This property was never used as commercial. The only reason that it isn't being used as a residence is that it's grandfathered status has expired. It has been vacant for at least 10 years. The grandfathering runs out after 12 months.

R. Duhaime: We can go through the application.

W. Cyr: I live alone.

R. Duhaime: You will be the permanent resident?

W. Cyr: Yes.

R. Duhaime: Why is substantial justice being done?

W. Cyr: It will improve the house.

R. Duhaime: There will be no change to the physical property and you will improve it?

W. Cyr: Correct.

R. Duhaime: Will you be doing any landscaping?

W. Cyr: No.

R. Duhaime: Matt, will you need to inspect the property?

M. Lavoie: Yes, myself and the fire inspector. He will need a Certificate of Occupancy.

D. Pare: Is the driveway too steep for the current codes?

M. Lavoie: That is for new developments.

R. Bairam: I have a problem with this because he doesn't own the property and the property owner isn't here.

R. Duhaime: I would like to speak with legal counsel before we proceed with this.

D. Pare: Mr. Cyr has authorization to speak, not power of attorney.

M. Lavoie: The trust owns the property not Mr. Kelly.

G. Hyde: It is not uncommon to have applicants represented by other people.

R. Duhaime: This is changing the residency, not the zoning?

M. Lavoie: Correct.

J. Lavoie: Who filled out the application?

W. Cyr: Karen Boisvert did. She is the Power of Attorney for the Trust.

P. Denbow: The application needs to be complete when it comes to us and at the meeting we have the applicant read it into the record. We are not able to do that in this case without it being complete.

***R. Bairam motioned to continue John M. Kelly Rev. Trust, Case # 15-15, 353 Londonderry Turnpike, Map 25, Lot 55, PZ to the next Zoning Board meeting which will be held on January 12, 2015. Seconded by P. Denbow. Motion carried unanimously.***

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

**ADJOURNMENT**

The meeting adjourned at 7:00 pm.

Respectfully submitted by,

AnnMarie White  
Recording Clerk