

Official

HOOKSETT ZONING BOARD OF ADJUSTMENT

Tuesday, January 12, 2016

HOOKSETT MUNICIPAL BUILDING

CALL TO ORDER

Vice-Chairman Roger Duhaime called the regular meeting to order at 6:40 pm.

PLEDGE OF ALLEGIANCE

ATTENDANCE: Chris Pearson (Chairman), Roger Duhaime (Vice-Chairman), Richard Bairam, and Jim Levesque, Council Rep.

ALTERNATES: Phil Denbow and Michael Simoneau

STAFF: Matt Lavoie, Code Enforcement Officer

EXCUSED: Don Pare and Gerald Hyde

APPROVAL OF MINUTES

December 8, 2015 – R. Bairam *motioned to approve the minutes of the December 8, 2015 meeting, with amendments. Seconded by P. Denbow. C. Pearson abstained due to not being in attendance at the December 8, 2015 meeting. Motion carried unanimously.*

CONTINUED 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.

Karen Boisvert (Power of Attorney for John Kelly): We are here because our forms were not filled out properly at the last meeting.

R. Duhaime: We continued the meeting due to the forms not being filled out properly and also wanted to have the person with legal representation for John Kelly present?

K. Boisvert: When John purchased this property it was zoned residential. The previous owners passed away. It was then taken out of residential and put into Performance Zone.

C. Pearson: Did he purchase it while the person was alive?

K. Boisvert: No. He purchased it from the estate.

C. Pearson: Was it residential at that time?

M. Lavoie: The building had been vacant for almost 10 years. The Performance Zone went in and the grandfathered status of residential property went away after 12 months.

C. Pearson: It went away before he purchased it?

M. Lavoie: Correct.

K. Boisvert: We are trying to get it zoned for residential use. We have someone who would like to rent it. Right now the home is vacant and susceptible to vandalism and theft.

R. Duhaime: This isn't to change the zoning, correct.

M. Lavoie: Correct. This would only be allowing residential use.

M. Simoneau: Matt, have you seen the house?

M. Lavoie: Not yet. It currently does not have a Certificate of Occupancy.

K. Boisvert: The fire department was there today and gave approval.

K. Boisvert read the application into the record.

C. Pearson: Has he tried to use this as commercial?

K. Boisvert: This house is sitting on a huge piece of granite rock and it is up on a hill. In order for him to use it as a commercial property he would have to blast through the granite and find someone to construct a commercial building there.

C. Pearson: Is that the last lot in that zone?

M. Lavoie: I don't believe so. Across the street is Performance Zone as well.

Open public hearing.

No public comments.

Close public hearing.

R. Bairam: Matt, if we allow this, does it change the zoning of the lot?

M. Lavoie: No. It only allows the use of that house as a residence. You are not changing the zoning. It will stay Performance Zone and any modifications to that house would have to be aligned with Performance Zone setbacks and rules.

P. Denbow: Would this allow the use for the one tenant or any tenant?

M. Lavoie: That is up to the Board.

R. Duhaime: It is a single family residence.

J. Levesque: This will clean up something that has been a eye sore for a while.

R. Duhaime motioned to grant the variance from Article 26, Section A.4 of the Zoning Ordinance to permit use as a residential property for the current building only as a single family for John M. Kelly Rev. Trust, Case # 15-15, 353 Londonderry Turnpike, Map 25, Lot 55, PZ. Seconded by R. Bairam. Motion carried unanimously.

NEW PUBLIC HEARING

Christopher & Anne Stelmach Case # 15-16
22 Roy Road Map 16, Lot 21
LDR

A variance is requested from Article 4, Section E.2 of the Zoning Ordinance to permit the construction of 18' X 18' first floor master bedroom off the right side of the existing house.

Anne Stelmach: We are 6 ½' short of the side setback.

A. Stelmach read the application into record.

C. Pearson: How big is the unit?

A. Stelmach: It would be an 18' X 18' first floor addition. It will have vaulting ceilings, a full basement, and a shower would be added to the existing bathroom. The back of the addition will stop at the kitchen window.

M. Simoneau: This is a three bedroom that will be a four bedroom?

A. Stelmach: Yes, however we use one bedroom as an office because it is so small a twin bed would not be able to fit in it.

J. Levesque: It seems as if there is a lot of land between you and your neighbor's property.

C. Stelmach: Yes. Their home is towards the front of the road and ours it towards the back.

There is a lot of wooded land between our home and his.

Open public hearing.

No public comments.

Close public hearing.

M. Simoneau motioned to grant the variance from Article 4, Section E.2 of the Zoning Ordinance to permit the construction of an 18' X 18' first floor master bedroom off the right side of the existing house for Christopher & Anne Stelmach, Case # 15-16, 22 Roy Road, Map 16, Lot 21, LDR. Seconded by R. Bairam. Motion carried unanimously.

M. Lavoie: C. Pearson was at the Zoning amendments hearing. Is there any discussion?

C. Pearson: They are trying to fine tune the zoning ordinances for home businesses.

R. Duhaime: Some people are not in favor of the large vehicles in yards, but they do pay a lot of taxes. Was that addressed?

M. Lavoie: We are trying to address contractors at this time.

C. Pearson: Are you going to submit something before the next workshop.

M. Lavoie: We are working on the solar array ordinance currently. The issue I would like to address is the glare that can happen when you drive by something like this. If it is not of a certain size, or on a roof it should somehow be screened from the street. It isn't to discourage installation of solar, it is to screen it. The next workshop is on January 25 at 6:00.

M. Simoneau motioned to adjourn. Seconded by R. Bairam. Motion carried unanimously.

ADJOURNMENT

The meeting adjourned at 7:06 pm.

Respectfully submitted by,

AnnMarie White
Recording Clerk