

Unofficial

HOOKSETT ZONING BOARD OF ADJUSTMENT

Tuesday, November 15, 2016

HOOKSETT MUNICIPAL BUILDING

CALL TO ORDER

Chairman Chris Pearson called the regular meeting to order at 6:31 pm.

PLEDGE OF ALLEGIANCE

ATTENDANCE: Chris Pearson (Chairman), Don Pare, Gerald Hyde, and Richard Bairam.

ALTERNATES:

EXCUSED: Roger Duhaime (Vice-Chairman), Phil Denbow (Alternate) and Jim Levesque, Council Rep.

STAFF: Matt Lavoie (Code Enforcement Officer)

APPROVAL OF MINUTES

October 11, 2016 – R. Bairam *motioned to approve the minutes of the October 11, 2016 meeting. Seconded by G. Hyde. Motion carried unanimously.*

R. Duhaime informed the applicants that there were a limited number of Board members present and left it up to them if they would like to proceed or continue to the next meeting.

NEW PUBLIC HEARING

Ghedoni, Jr. Bruce E.

Case # 16-20

6 Chase Street

Map 6, Lot 46

URD

Appeal from an Administrative Decision with regards to the shed which was installed within the front setback.

Front setback requirement is 25 feet

Bruce Ghedoni: I just purchased the home. It is very small. I cannot store anything in the basement or upstairs. I had my things in storage for six years and put the shed up fast for storage. It is a green portable shed.

C. Pearson: Matt, what is the infringement.

M. Lavoie: The infringement is on the front setback. The set-back is supposed to be 25'. The house is within the set-back and so is the shed.

B. Ghedoni: I would go to the back but I only have 6'.

R. Bairam: Will the shed be permanent?

B. Ghedoni: It is a portable shed. Down the road I would like to build something permanent and nice, possibly something 10x10.

C. Pearson: Matt, does he have the space to put in a shed?

M. Lavoie: The set-back is almost to the back of the property line in part of the L shape which is up on the hill.

B. Ghedoni: It is 40' from the street. I had to dig a lot to get the area flat.

D. Pare: Can it be moved to make it conform?

B. Ghedoni: With some work. I would have to move it back to the hill. One side is about 9' away from the road, the other side looks good. It will not stay there forever. It was something quick to get my things out of storage.

D. Pare: Is it a lot of work to move it?

B. Ghedoni: It could take a couple of months and winter is coming. I would eventually like to come back and get a permit to build something permanent.

R. Bairam: How close is it to the road?

B. Ghedoni: The closest is about 10' and the other point is deeper.

Open public hearing.

No public comments.

Close public hearing.

R. Bairam motioned to grant an appeal from an Administrative Decision with regard to the shed which was installed within the front setback, front setback requirement is 25 feet, for Ghedoni, Jr. Bruce E., Case # 16-20, 6 Chase Street, Map 6, Lot 46, URD, with the condition that the applicant has until November 15, 2017 to work with the Code Enforcement Officer to either remove the shed or come to a permanent solution for a shed. Seconded by D. Pare. Motion carried unanimously.

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

ADJOURNMENT

The meeting adjourned at 6:46 pm.

Respectfully submitted by:

AnnMarie White
Recording Clerk