

1 **OFFICIAL**

2 **MINUTES**

3 **HOOKSETT ZONING AMENDMENT SUBCOMMITTEE**

4 **HOOKSETT TOWN HALL – ROOM 204**

5 **35 Main Street**

6 **Wednesday, November 15<sup>th</sup>, 2023**

7 **6:00 PM**

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10 **MEETING CALLED TO ORDER 6:00 PM**

11 **PLEDGE OF ALLEGIANCE**

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14 **ATTENDANCE: Anne Stelmach (Zoning Board of Adjustment), Paul Scarpetti (Planning Board),**  
15 **Sheena Gilbert (Conservation Commission)**

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17 **DISCUSSION**

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19 **1. CONTINUED DISCUSSION OF ZONING AMENDMENTS**

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21 Purposed Changes to present to PB

- 22 • Articles 27 - in the ADU Change AND to OR regarding door entry.
- 23 • Article 20 - Performance Zone sign ordinance - Waiver should be decided by the Planning Board,
- 24 not the Zoning Board.
- 25 • Commercial
- 26 • Industrial
- 27 • LDR
- 28 • MDR
- 29 • UDR
- 30 • HDR
- 31 • MHP
- 32 • Potentially add the preamble with changes
- 33 • Add a portal storage container ordinance

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35 Suggested edits

- 36 • In the preamble, add "Preserve and enrich conservation and wetlands by protecting and
- 37 promoting forestry and native species."
- 38 • In the preamble, add "Protect the heritage, culture, and historical elements"
- 39 • In the preamble, change "harmful" encroachment to "disadvantagous" or "detrimental"
- 40 encroachment
- 41 • Article 6, HDR - Remove single-family, Also, add nursing homes and handicap accessible to the
- 42 purpose statement.
- 43 • Article 12, MUD1 - Remove residential
- 44 • Article 15, MUD 4 - Remove residential

- 45 ● Article 20 - change the word “aesthetic environment” to “surrounding aesthetic”

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47 Future Edits/Concepts:

- 48 ● Editing articles related to duplex acre size
  - 49 ○ Determine appropriate size lots for single-family, duplex, multi-family, etc.
  - 50 ○ Article 5 - This seems like a lot of space for only 2 units. The smallest space for a single-
  - 51 family home is 32,670.
- 52 ● Edit MHP - make lot sizes larger and bulk up language around esthetics
  - 53 ○ “MHP may be located in a Commercial District and no other districts in Town” - Should
  - 54 this be revised? Where can we add this density?
- 55 ● Add Tiny homes, nursing homes, and retirement communities w/ incentives for individual
- 56 purchases
- 57 ● Add condos with density incentives
- 58 ● Add a demo clause and abandonment clause (possibly in Article 26)
- 59 ● Merge districts
  - 60 ○ MUD 3 & 4
  - 61 ○ Merge LDR, MDR, HDR, UDR, MHP
- 62 ● Add when things were created and when they were adopted or amended.
- 63 ● Add Hooksett zone districts grid to the ordinance [https://www.hooksett.org/zoning-board-](https://www.hooksett.org/zoning-board-adjustment/pages/zoning-districts)
- 64 [adjustment/pages/zoning-districts](https://www.hooksett.org/zoning-board-adjustment/pages/zoning-districts)

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66 Next Steps:

- 67 ● Sheena to share notes with Bridgette
- 68 ● Annie and Bridgette to make edits
- 69 ● Annie to share with Alex
  - 70 ○ Once agreed upon changes share with Liz to add to PB agenda

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72 **ADJOURNMENT 8:25 PM**

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74 **Subcommittee suspended until 2024.**