

HOOKSETT ZONING BOARD OF ADJUSTMENT
Tuesday, December 10 2024
HOOKSETT MUNICIPAL BUILDING
35 Main Street
AGENDA
6:30 pm

1: CALL TO ORDER

2: PLEDGE OF ALLEGIANCE

3: ATTENDANCE:

4: APPROVAL OF MINUTES: 11/12/2024

5: UNFINISHED BUSINESS:

6: CONTINUED PUBLIC HEARING:

Silver City NH, LLC #Z24-21
39 Hackett Hill Rd Map 13 Lot 51
COM

APPLICATION FOR A VARIANCE:

From **Article 10 Section A** of the Zoning Ordinance to permit: Excavation on site when a proposed use is not listed as a permitted use in Art 10 (A)

***DISCUSSION OF ANY IMPACT TO REGIONAL PLANNING per RSA 36:56 Review Required**

7: NEW PUBLIC HEARINGS:

Highland LLC #Z24-27
14 & 16 Highland St Map 6 Lot 63 & 113
MDR

APPLICATION FOR A SPECIAL EXCEPTION:

From **Article 5 Section C. 3** of the Zoning Ordinance to permit: 25 unit senior living development permits the proposed use by Special Exception

***DISCUSSION OF ANY IMPACT TO REGIONAL PLANNING per RSA 36:56 Review Required**

Highland LLC #Z24-28
14 & 16 Highland St Map 6 Lot 63 & 113
MDR

APPLICATION FOR A VARIANCE:

From **Article 7 Section B.2 (C)** of the Zoning Ordinance to permit: An Older Person development on a parcel with 120' of road frontage where 200' is required

***DISCUSSION OF ANY IMPACT TO REGIONAL PLANNING per RSA 36:56 Review Required**

Highland LLC #Z24-29

14 & 16 Highland St Map 6 Lot 63 & 113

MDR

APPLICATION FOR A VARIANCE:

From **Article 7 Section B.6** of the Zoning Ordinance to permit: An Older Person development with multiple buildings having 20' horizontal separation where 35' is required

***DISCUSSION OF ANY IMPACT TO REGIONAL PLANNING per RSA 36:56 Review Required**

Granite Woods SPE LLC #Z24-30

0 Hackett Hill Rd Map 17 Lot 7

COM

APPLICATION FOR A VARIANCE:

From **Article 18 Section G.1.a** of the Zoning Ordinance to permit: Impacts to the 100' prime wetland buffer (Prime Wetland #12) for the purpose of providing permanent vehicular access from Hackett Hill Rd to the westerly developable portion of the subject parcel

***DISCUSSION OF ANY IMPACT TO REGIONAL PLANNING per RSA 36:56 Review Required**

Authur Sullivan, duly authorized for Chelmsford Hooksett Properties, LLC #Z24-31

2 College Park Dr Map 9 Lot 34-1

MUD1

APPLICATION FOR A VARIANCE:

From **Article 12 Section A** of the Zoning Ordinance to permit: Residential use in the MUD1 Zoning District

***DISCUSSION OF ANY IMPACT TO REGIONAL PLANNING per RSA 36:56 Review Required**

8: NEW BUSINESS:

9: COMMUNICATIONS & MISCELLANEOUS

NO NEW APPLICATIONS WILL BE STARTED AFTER 9:00 PM

10: MOTION TO ADJOURN:

Next meeting January 14 2025 application deadline December 18, 2024