

HOOKSETT ZONING BOARD OF ADJUSTMENT
Tuesday, January 10, 2023
HOOKSETT MUNICIPAL BUILDING
35 Main Street
AGENDA
6:30 pm

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDANCE:

APPOINTMENTS:

APPROVAL OF MINUTES: 12/13/2022

CONTINUED PUBLIC HEARING:

Jack & Cindy Gagne #Z22-18

26 Hale Ave, Map 45 Lot 21

URD

APPLICATION FOR A VARIANCE:

From **Article 5-A Section B.2** of the Zoning Ordinance to permit: Existing space looking to finish for an apartment. In 2021 addition of a 2nd garage with a bonus room above was approved. No increase in footprint of existing structure should result.

Jack & Cindy Gagne #Z22-19

26 Hale Ave, Map 45 Lot 21

URD

APPLICATION FOR A VARIANCE:

From **Article 5-A Section B.2** of the Zoning Ordinance to permit: An apartment over existing garage. The lot will not be impacted any further as the building is already built. The lot size required for a Two-Family consists of at least 18,000sqft., where our lot size is 12,624.4sqft.

Jack & Cindy Gagne #Z22-20

26 Hale Ave, Map 45 Lot 21

URD

APPLICATION FOR A SPECIAL EXCEPTION:

From **Article 5A Section B.2** of the Zoning Ordinance to permit: To an existing 2 car garage we are looking to add a one bedroom apartment with approx. 800sqft.

Springwood Homes & Dev. Corp. #Z22-21

3 Dartmouth St, Map 18 Lot 29 thru 29-5

PZ

APPLICATION FOR A VARIANCE:

From **Article 7 Section B.3.a** of the Zoning Ordinance to permit: 12 Elderly Housing units to be constructed on Map 18 Lot 29, which is a density of 4 dwelling units per acre, where density of 3 units per acre are permitted

Balance Investment & Development LLC. #Z22-22

449 West River Rd, Map 8 Lot 44

URD

APPLICATION FOR A VARIANCE:

From **Article 5-A Section B.2** of the Zoning Ordinance to permit: a Three (3) Family dwelling where a Two (2) family dwelling is permitted. *This three-family is an existing condition not known for how long and if town has any documentation*

Springwood Homes & Dev. Corp. #Z22-23

3 Dartmouth St, Map 18 Lot 29 thru 29-5

PZ

APPLICATION FOR A VARIANCE:

From **Article 7 Section B.2.a** of the Zoning Ordinance to permit: An age restricted housing community on a 3-acre lot where 4 acres is the minimum lot required

REVIEW NEW APPLICATIONS FOR IMPACT TO REGIONAL PLANNING per RSA 36:56 Review Required

NEW PUBLIC HEARING: NONE