

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

1: CALL TO ORDER

2: PLEDGE OF ALLEGIANCE

3: ATTENDANCE:

4: APPROVAL OF MINUTES:

5: UNFINISHED BUSINESS:

6: CONTINUED PUBLIC HEARING:

Silver City NH LLC #Z20-12

39 Hackett Hill Road, Map 13 Lot 51

COM

APPLICATION FOR EXCAVATION PERMIT:

OO-#14

Distribution Oasis LLC #Z23-10

11 Bemis Rd, Map 37 Lot 44

MUD3

APPLICATION FOR Variance

From Article 14 Section B. of the Zoning Ordinance

Limited development and use of a portion of the property as an Automotive Paint and Body Shop as permitted under MUD3

7: NEW PUBLIC HEARINGS:

Celine Boutin #Z23-13

80 Granite St, Map 6 Lot 77

URD

APPLICATION FOR Variance

From Article 5-A Section E.5 of the Zoning Ordinance

Placement/building of an 80sqft shed that is <10 ft from property line. (abuts one neighbor)

***Z23-14 was withdrawn**

Alec Derian #Z23-15

11 Harmony Lane, Map 31 Lot 15-23

MDR

APPLICATION FOR Variance

From Article 5 Section E.4 of the Zoning Ordinance

Construction of an addition to the rear of 11 Harmony, which will extend 4 ft beyond the existing deck 4 feet into the setback of 17 Harmony Ln. *The addition to the existing structure at 11 Harmony will be in the back yard of the property, and faces the back yard of the abutment at 17 Harmony.

63 LT, LLC #Z23-16

63 Londonderry Tpk, Map 49 Lot 2

IND

APPLICATION FOR Variance

From Article 11 Section B(3) of the Zoning Ordinance

To permit a lot in the IND (Industrial) Zone with less than 200' of frontage (+/- 50 ft) to redeveloped with a zoning-compliant vehicle storage warehouse facility

63 LT, LLC #Z23-17

63 Londonderry Tpk, Map 49 Lot 2

IND

APPLICATION FOR Appeal from an Administrative Decision:

Article Section of the Zoning Ordinance in question: Article 26(B)(2)

Gina and David Nault #Z23-18

2 Bullard Dr, Map 6 Lot 32

URD

APPLICATION FOR Variance

From Article 27 Section C.3 of the Zoning Ordinance

Not having an interior door directly into the ADU, where Article Ordinance states "The ADU shall have a means of ingress and egress through a common space such as a shared hallway to an exterior door. An interior door shall be provided between the principal dwelling unit and the accessory dwelling unit" We are able to have the common space/shared hallway as seen on proposed plan. Unfortunately we have no feasible way to have a second door going directly into the ADU

Gina and David Nault #Z23-19

2 Bullard Dr, Map 6 Lot 32

URD

APPLICATION FOR Variance

From Article 5A Section E.2 of the Zoning Ordinance

The proposed ADU construction is 6' from the line. The Ordinance states "On each interior lot under Sec C.1.a) 2 & 3 each side yard shall have a minimum width of 15ft. All side yards shall be measured from the adjoining lot line to the foundation of the structure.

Karalyn Connolly #Z23-20

7 Spruce Ct, Map 26 Lot 3-23

LDR

APPLICATION FOR Variance

From Article 27 Section C.3 of the Zoning Ordinance

To permit an ADU without ingress and egress through interconnected door between proposed ADU and primary dwelling.

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

9: NEW BUSINESS:

10: COMMUNICATIONS & MISCELLANEOUS

11: MOTION TO ADJOURN:

Next meeting November 14 *application deadline October 25*