

HOOKSETT ZONING BOARD OF ADJUSTMENT
Tuesday, March 12 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: 02/13/2024

5: UNFINISHED BUSINESS:

6: CONTINUED PUBLIC HEARING:

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

Distribution Oasis LLC #Z24-02

11 Bemis Rd, Map 37 Lot 44

MUD3

APPLICATION FOR VARIANCE:

From Article 14 Sec A of the Zoning Ordinance to permit the establishment of an auto repair and painting (auto body) facility, in the MUD3 district, where this is not a permitted use

Distribution Oasis LLC #Z24-03

11 Bemis Rd, Map 37 Lot 44

MUD3

APPLICATION FOR VARIANCE:

From Article 14 Sec C of the Zoning Ordinance to permit the occupation of six separate commercial uses on a single lot that contains 4.84 acres and has 687.38 feet of frontage in the MUD3 district, where 87,120 sf (2 acers) and 200 feet of frontage is required for each use.

Distribution Oasis LLC #Z24-04

11 Bemis Rd, Map 37 Lot 44

MUD3

APPLICATION FOR VARIANCE:

From Article 14 Sec E of the Zoning Ordinance to permit the redevelopment of an existing commercial site resulting in 67% impervious coverage in the MUD3 district, where up to 50% is allowed

7: NEW BUSINESS:

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

Investment Alternatives, LLC #Z24-05
191 Londonderry Tpk, Map 36 Lot 42-3

COM

APPLICATION FOR VARIANCE: Requested from Article 20 Section D of the Zoning Ordinance to permit Motorcar Alternatives to install a smaller (3x7) digital sign to replace the lower half of the current sign measuring 4x8. The standard maximum sign area for this one tenant building is 32 sq/ft per sign face. The existing sign is 82.9 sq/ft. The top section is 48.2 sq/ft and will not change. The bottom section reader board is now 34.7 sq/ft. The proposed new digital reader board would be 32 sq/ft. The total sign area would change from 82.9 sq/ft to 80.9 sq/ft

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

Cate Road, LLC #Z24-06
3 Cate Road, Map13 Lot 62

COM

APPLICATION FOR VARIANCE: Requested from Article 10 Section A of the Zoning Ordinance to permit users to allow an Industrial Use in a Commercial Zone

8: COMMUNICATIONS & MISCELLANEOUS

9: MOTION TO ADJOURN:

Next meeting April 9 2024 *application deadline March 20*