



Zoning Board of Adjustment Meeting
Monday, October 1, 2007
Council Chambers, City Hall at 7:00 p.m.

Meeting Minutes

Meeting Called to order at 7:00 pm by Chair Hurd

Roll Call

Present: Robert Woodman, Jim Hanson, Michael Hurd, Tracy Pope, Heather Bopp

Absent: None

I. Report(s) of Secretary:

- Tuesday, September 4, 2007 Public Meeting Minutes

Motion to: Accept the meeting Tuesday, September 4, 2007

Made by: Mr. Woodman **Second:** Ms. Pope **Vote:** Unanimous

II. New Business:

- **(21-2007) Nicole M. Riel, 53 Charlestown Road, Claremont, NH** – seek a Special Exception from Sections 22-207 (1) of the City Zoning Ordinance in order to add a hair salon to the property of 53 Charlestown Road. Tax Map: 142, Lot: 69, Zoning District: R-1.

Mr. Coogan advised that the applicant would like to have a hair salon in her residence. If the application is approved the approval does not run with the land and if the property was sold it would not run with the property. The only issue would be with the parking and Ms. Riel has provided a drawing with her application.

Ms. Riel advised that the proposed is a single operator salon, 1 station, 1 sink, no nails, no tanning. Chair Hurd asked where their personal parking would be because the bottom driveway may or may not be an approved driveway. Ms. Riel advised that she is not sure if it was and she would look into it. The main client parking is going to be on the top and the bottom parking would be used for their personal use. Mr. Hanson advised that he is not positive but does not believe that there is an approved drive way permit for the bottom drive and the top driveway is also a tough driveway and you have to back onto the Charlestown Road. Mr. Hanson would like to see the Reil's obtain a driveway permit for the bottom driveway and not use the top driveway.

Ms. Pope asked Mr. Coogan if there is a number or requirement for the parking per salon chair. Mr. Coogan advised that the requirement is one space per chair and the board could make that a condition of approval to have the parking in the rear on the bottom driveway. Consensus from the board that the rear would be the safest place to have people enter and exit.

Open public hearing

Closed the public hearing

Motion to: approve the applicant's request for Special Exception under Section 22-207 (1) to establish a home occupation at 53 Charlestown Road for a hair salon conditional upon them receiving an approved driveway permit for a curb cut and the parking for the salon be located in the back lot.

Made by: Ms. Pope **Second:** Mr. Hurd **Vote:** Unanimous

The specific site is an appropriate location for such a use

Vote: Yes – Unanimous (4-0)

Property values in the district will not be reduced by such a use

Vote: Yes – Unanimous (4-0)

No nuisance or unreasonable hazard shall result

Vote: Yes – Unanimous (4-0)

No adverse traffic impact will result from such a use with the driveway being situated below

Vote: Yes – Unanimous (4-0)

Adequate and appropriate facilities will be provided for the property operation and maintenance of the proposed use, including water, sewer and parking

Vote: Yes – Unanimous (4-0)

No adverse impact on the view, light and air of any abutter will result

Vote: Yes – Unanimous (4-0)

The use will not place a disproportional burden on the city's operational services in comparison to the anticipated tax revenue associated with the property / use in question

Vote: Yes - Unanimous (4-0)

Such a use would not be detrimental to the public health, safety and general welfare

Vote: Yes – Unanimous (4-0)

III. Correspondence

- o Notice of Decision for Tyler Mills Real Estate, LLC

IV. Reports for Boards and Commissions

Mr. Coogan reminded everyone that the 3rd Master Plan Forum will be next Thursday, on October 4th at the Claremont Middle School at 6:00PM.

V. Adjournment

Motion to: Adjourn

Made by: Ms. Pope

Second: Mr. Hanson

Vote: Unanimous

Meeting adjourned at 7:25 p.m.

Respectfully Submitted,

Michelle Aiken

Boards and Commissions Coordinator