



**Zoning Board of Adjustment Meeting**  
Monday, February 6, 2006, 7:00 pm  
Council Chambers, City Hall, Claremont, NH

**Minutes**  
*Approved April 3, 2006*

**I. Roll Call:** Michael Hurd, Robert Woodman, Deborah Snelling, Richard Dietz, Tracy Pope  
**Present:** Tracy Pope, Deborah Snelling, Robert Woodman, Richard Dietz  
**Absent:** Michael Hurd

**II. Appointment of Alternates**

- Tracy Pope will sit in as Chair for Michael Hurd in his absence.
- Mr. Woodman asked to be excused from the hearing regarding the 68 Bowker St. property since he is a close neighbor in proximity.

**III. Report of Secretary:**

- Monday, January 16, 2006 minutes

**Motion:** To Accept the Minutes of January 16, 2006 as presented

**Made By:** Mr. Dietz

**Second:** Ms. Snelling

**Vote:** Unanimous

**IV. New Business and Related Public Hearing:**

- **Robert and Lori Knight, 68 Bowker Street, Claremont, NH** – seek a Use Variance from Sections 22-206 of the City Zoning Ordinance in order to raise and keep three horses on property of 68 Bowker Street. Tax Map: 70, Lot: 45, Zoning District: R1, Property Owner: Robert E.L. Knight III.

*Mr. Woodman recuses himself.*

**Open Public Hearing:**

Abutters Roll Call

- **Present:** Robert and Lori Knight, Richard and Pamela Dyer, Charles Ferland and Jennifer Charest
- Mr. Coogan presented that even though the land was sold but not subdivided there has been a question about whether or not the variance previously approved would still be applicable to the land. The city has had several enforcement issues with this property in the recent past. The City Solicitor feels that the past enforcement issues deem it necessary to proceed with a Use Variance hearing.
- Ms. Pope asked the applicant if he would like to proceed being that there are only three members from the board present.
- Mr. Knight replied that he would like to have a full five person board in order to be heard.
- Mr. Coogan recommends that the Council be approached about filling some of the vacant alternate positions. He mentions that if Mr. Woodman recuses himself from the hearing, there would be only four members. Ms. Pope suggests that they speak with the City Manager and see if they can get some new people appointed. She suggests that once this is done we could contact the applicant and the abutters to have a continuation. Mr. Coogan is more comfortable setting a specific date such as March 6<sup>th</sup>, the date for the next ZBA meeting. Ms. Snelling states that unless there are applications available, the situation won't be improved and there still won't be any alternates at that time. Ms. Pope suggests that the meeting be continued to March 6<sup>th</sup> and that all applicants be notified by letter if there is not a full board and a new date will be set in the letter.

- An abutter, Ms. Pamela Dyer approaches to speak and reminds the board that this has been continuing since October 2005 when the original application was submitted. She asks that the horse be removed until a decision is made. She feels that the horses are being kept without approval and is unhappy about the decision to continue. Mr. Coogan responds that the City prefers to act on the boards decision since the wording in the previous approval states that the land should be subdivided AND sold before the land returns to its original use.

**Motion:** To continue hearing to a date when there is a five member board, preferably March 6, 2006.

**Made by:** Mr. Dietz    **Second:** Ms. Snelling

**Vote:** Unanimous

Close Public Hearing

#### V. Other:

##### ➤ Zoning Board of Adjustment Training Session with City Solicitor

- Proposed date and time being March 6, 2006 from 6pm to 7pm in the Council Chambers

#### VI. Communications

- Annual Planning and Zoning Conference April 1<sup>st</sup> in Manchester, N.H. Information will be mailed to the Zoning Board Members.

#### VII. Adjournment

**Motion:** To Adjourn

**Made by:** Ms. Snelling    **Second:** Mr. Dietz

Meeting adjourned at 7:10pm.

Respectfully Submitted,

Katrina Spaulding  
Recording Secretary