

  
**CITY OF CLAREMONT**  
**Zoning Board of Adjustment Meeting**  
Monday, April 3, 2006  
Council Chambers, City Hall at 7:00 p.m.

**MINUTES**  
*Approved with Amendments on 6/5/06*

Meeting called to order by Chair Hurd at 7:05 p.m.

- I. Roll Call:** Michael Hurd, Robert Woodman, Richard Dietz, Tracy Pope  
**Present:** Chair Michael Hurd, Robert Woodman, Richard Dietz, Tracy Pope  
**City Staff:** Gerald Coogan, City Planner; Katrina Spaulding

**II. Report(s) of Secretary:**

- Monday, February 6, 2006 minutes

**Motion:** Accept the minutes as presented

**Made by:** Mr. Woodman      **Second:** Mr. Dietz

**Vote:** Unanimous

- Monday, March 6, 2006 minutes

**Motion:** Accept the minutes as presented

**Made by:** Mr. Woodman      **Second:** Chair Hurd

**Vote:** Unanimous

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

- **Alan and Lisa Croteau, 401 Winter Street, Claremont, NH** – seek a Special Exception from Section 22-167(16) [Accessory dwelling units] and an Area Variance from Section 22-167(16) 10 of the City Zoning Ordinance in order to construct a 672 SF accessory dwelling unit above proposed garage. Tax Map: 61, Lot: 8, Zoning District: RR.

Mr. Coogan presents that the applicant would like to keep the structure single family, owner occupied. Acreage on the property is 4.25 acres. It has been determined that the front set back will not be used for parking. There will be only one service to the primary structure for power. The applicant is requesting 672 square feet of living space and will provide an adequate septic system. The available parking will meet requirements and will have a sufficient turnaround. This living space will be occupied by family members only. Any new owner will have to apply for a variance themselves to be able to use this structure as additional living space.

Chair Hurd requests that the reading of the abutters be omitted given that there are no abutters present at this hearing. He also requests Mr. Croteau's acceptance of a hearing of a 4 member board.

Mr. Croteau presents floor plans to the board members and explains the layout of what he proposes to build. Mr. Woodman asks how many means of egress the in-law apartment will have. Mr. Croteau says there will be one with an option for another off the potential deck. Mr. Woodman states that he would like to see two means of egress for safety purposes in the event of an emergency. Mr. Croteau states that this home will be built completely to code. Mr. Woodman feels that apartments built up over garage's using stairs as a means of access, could be detrimental to the aging.

Ms. Pope feels that the new drawings are very easy to read and believes that the issues have been covered. Mr. Dietz notices that this is in the RR zone not the AR zone.

**Motion:** To approve the special exception to allow an in-law apartment. This special exception will only pertain to the applicant and the variance will not transfer with new ownership. This may be used for the applicant's family members only.

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

**Motion:** To Grant the special exception for an Area Variance from Section 22-167(16) 10 of the City Zoning Ordinance in order to construct a 672 SF accessory dwelling unit above the proposed garage.

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

#### **IV. Communications**

Mr. Coogan states that the situation of seeking out more board members is being addressed. Chair Hurd feels that a City Council member should be appointed to fill in to assist the Zoning Board.

#### **V. Adjournment**

**Motion:** To Adjourn  
**Made by:** Ms. Pope                      **Second:** Mr. Dietz  
**Vote:** Unanimous

Meeting adjourned at 7:20 pm.

Respectfully Submitted By,

Katrina Spaulding