



Zoning Board of Adjustment Meeting
 Monday, June 5, 2006
 City Council Chambers, City Hall at 7:00 p.m.

MINUTES

Meeting called to order by Chair Hurd at 7:00 PM.

I. ROLL CALL

Present: Michael Hurd, Heather Bopp, Richard Dietz, Tracy Pope, Robert Woodman

II. REPORT OF SECRETARY

- Monday, April 3, 2006 minutes
Motion: To accept minutes of April 3, 2006 with correction of back page second "Mr. Pope" corrected to Mr. Dietz
Made By: Mr. Woodman **Second:** Ms. Pope **Vote:** Unanimous

III. NEW BUSINESS AND RELATED PUBLIC HEARING

- Doug Langevin, Bistro Nouveau, 236 Washington Street, Claremont, NH** – seeks Area Variances from Sections 22-299 (2) and 22-299 (3) of the City Zoning Ordinance in order to construct a deck approximately 21.6 ft from the Washington Street sidewalk and 14.15 ft from First Street. Tax Map: 133, Lot: 44, Zoning District: B2, Property Owner: Alvin B. Chan Inc.

Mr. Woodman offers to step down if anyone has any objections to his hearing the application due to his involvement in the restaurant. There are no objections raised. Chair Hurd informs the board that he has had a conversation with abutter Mr. Dexter and Mr. Dexter stated that he does not have any problems with proposed deck.

Public Hearing opened and abutters list read.

Lot ID	Owner Name	Owner Address	Owner City
133-51	GALLANT FREDERICK P	255 WASHINGTON ST	CLAREMONT 03743
133-50	ROGER M AND PATRICIA HOFMANN	281 HEWITT RD	CLAREMONT 03743
133-49	MCDONALDS 28/13	201 WOODSTOCK AVE	RUTLAND VT 05701
121-50	CYR FERNAND J	2 FIRST ST	CLAREMONT 03743
133-45	DEXTER ALAN D	792 EAST RD	CORNISH NH 03745
133-44	CHAN ALVIN B INC	5 BEACONSFIELD CT	ORINDA CA 94563
133-47	POIRIER ANDRE F	224 WASHINGTON ST	CLAREMONT 03743
133-43	R THIBAUT HOLDINGS LLC	4 SECOND ST	CLAREMONT 03743
133-32	CITY OF CLAREMONT	58 OPERA HSE SQ	CLAREMONT 03743
	DOUG LANGEVIN (applicant) - present	236 WASHINGTON ST	CLAREMONT 03743

No abutters present. Public Hearing closed.

Mr. Todd Gile presents on behalf of Bistro Nouveau. Mr. Gile gives an overview of the applicant's intent to build a patio on the First Street side of the restaurant in order to become more competitive. Initially when Bistro Nouveau opened in Claremont there were not as many other restaurants. Mr. Woodman questions if patio variance will apply to the applicant only or will it apply to the landowner/building. Chair Hurd clarifies that the variance would stay with the building. Ms. Pope questions point of access to patio for customers. Mr. Gile responds that customer access will be through the restaurant with an Emergency exit only off of the deck. Chair Hurd clarifies that screening is higher in front of Washington Street. Mr. Gile confirms that there will be lattice work screening.

Motion: To grant an Area Variance 21.6 ft from the Washington St. sidewalk and 14.15 ft from First Street.
Made By: Ms. Bopp **Second:** Ms. Pope **Vote:** Unanimous

IV. ADJOURNMENT

Motion: To adjourn
Made By: Mr. Woodman **Second:** Ms. Bopp **Vote:** Unanimous

Meeting adjourned at 7:10 PM.

Respectfully Submitted By,

Suzanne Ripka
 Boards and Commissions Coordinator