



**Zoning Board of Adjustment Meeting**  
Monday, October 4, 2010 at 7:00 p.m.  
City Council Chambers, City Hall, Claremont

**Meeting Minutes**

**I. Roll Call**

**Present:** Jim Hanson, Pierre Caouette, Mike Hurd, Carolyn Towle, Ed Friedman

**Absent:** Tom Rock

**City Staff:** Mike McCrory; Interim City Planner, Jane Taylor, City Solicitor; Kelly LeBlanc, Administrative Assistant

**II. Review Public Meeting Minutes from September 7, 2010**

**Motion to:** Accept Meeting Minutes from September 7, 2010

**Made By:** Carolyn Towle    **Second:** Pierre Caouette    **Vote:** Unanimous

**III. Old Business**

- **(ZO2010-00015) 50 Lane Ridge Road, Claremont, NH** – Applicant seeks a Variance to add a studio apartment on the 1<sup>st</sup> floor for a total of three units. Property location **50 Ridge Lane**. Tax Map: 164, Lot: 4 Zoning District: RR-2.

Mr. McCrory reported that the applicant has withdrawn their Variance application. They will keep the two units that they received Special Exception for and will vacate the third unit.

- **(ZO2010-00016) 210 Washington Street, Claremont, NH** – Applicant seeks a Variance to allow for illuminated signage under Section 22-600 Sign Movement and Color. Property location **210 Washington Street**. Tax Map: 121, Lot: 45, Zoning District B-2.

**Project Description**

The applicant is seeking a Variance to allow a variable message sign, which requires relief from Section 22-600. The proposal in this application is to allow the use of a portion of the sign to have variable messages to promote sales and events on the property. The Applicant relocated the sign from a former auto dealer in Claremont to this site.

Chair Hurd has recused himself from voting due to the fact that Mr. Belisle is both a customer and a neighbor which causes a conflict of interest.

Mr. Hanson has recused himself from voting due to previous interaction with the applicant.

Mr. McCrory stated that a three member board constitutes a quorum and the board has the ability to proceed. A unanimous decision is necessary for the Variance to pass.

No applicant or agent present. No notification to the City regarding the reason for the absence.

Mr. Caouette inquired if the board can go on under the expectation that the three member board would be approved.

Ms. Taylor stated that it is up to the board to decide to go forward or continue to the next meeting.

Ms. Towle would like to continue to assure the applicant is present. The Board could have chosen to hear the application but recognized that the applicant did not want to be heard by a three member board

Mr. Friedman stated that adequate notice was given

Mr. Caouette stated that while notice was given the applicant still has to concede to a three member board

**Motion:** Continue the application for a Variance to the November 1<sup>st</sup>, 2010 meeting

**Made By:** Pierre Caouette

**Second:** Carolyn Towle

**Vote:** Unanimous

#### **IV. Other**

- Fall OEP conference notification given to Board

#### **V. Correspondence – No new correspondence**

#### **VII. Adjournment**

**Motion to:** Adjourn

**Made by:** Carolyn Towle

**Second:** Ed Friedman

**Vote:** Unanimous

Meeting Adjourned 7:10PM

Respectfully Submitted,

Kelly LeBlanc