



Zoning Board of Adjustment Meeting
Monday, February 7, 2011 at 7:00 p.m.
City Council Chambers, City Hall, Claremont

Meeting Minutes
Approved April 4, 2011

I. Roll Call

Present: Mike Hurd, Carolyn Towle, Tom Rock, Pierre Caouette, Ed Friedman

Absent: Jim Hanson

City Staff: Tracey Thibault; City Planner, Jane Taylor, City Solicitor; Kelly LeBlanc, Administrative Assistant

Ed Friedman (alt) will sit in for Jim Hanson

II. Review Public Meeting Minutes from January 24, 2011

Motion to: Accept Meeting Minutes from January 24, 2011

Made By: Mr. Rock

Second: Ms. Towle

Vote: Unanimous

III. New Business

- **(ZO2011-0001) 43 West Terrace Street, Claremont, NH** – Applicant seeks a Variance to allow for two family dwelling units. The current zoning of the property reflects a single family unit - **43 West Terrace Street**. Tax Map: 107, Lot: 163, Zoning District R-2.

Ms. Thibault reviewed the general description of the application. Under the R-2 zoning District 10,000 square feet is required per unit. The lot in question contains approximately 8,000 square feet versus the 20,000 square feet required by the Zoning Ordinance.

When the applicant's electrician applied for an electrical permit it was discovered that there were two units in the building. In 2009 the City Assessor was in the building and unable to confirm the number of units due to the remodel. City records do not show evidence that this property has permission to be converted to two units. Mr. Coolidge owned this property in 2009.

Mr. Coolidge, owner of 43 West Terrace, stated that the building had two units when previously owned. The previous owner lived in the residence 89 years. The 2nd unit has a separate entrance and mailbox. Mr. Coolidge was waiting on funding to update the electric to 2 meters. Paul Judd, electrician, pulled the electric permit that notified the City of the two units.

Mr. Caouette inquired about the total number of bedrooms. Mr. Coolidge stated there are two bedrooms but there is a total of 5 bedrooms if both floors are counted [the Tax Card confirms 5 bedrooms]. Currently each unit has one bedroom and the additional three are not in use.

Mr. Rock asked the applicant about parking. Mr. Coolidge stated there was a two car garage and comfortable parking for 7 vehicles (including the garage). These spaces are not delineated.

Ms. Towle inquired about the intention of the building. Mr. Coolidge stated there is a one bedroom apartment with a separate entrance/address (upstairs) and an additional unit downstairs. The downstairs unit has the ability to access the second floor via an interior staircase.

Mr. Friedman asked what would keep the applicant from using the additional space. Mr. Coolidge stated they do not want an abundance of people living in the units so they intend to maintain the property as two one-bedroom units.

Ms. Thibault stated that the ZBA could condition the amount of units in the building and amount of bedrooms per unit. This would clarify any parking concerns.

Chair Hurd asked if any building inspectors had gone through the home. No inspectors had entered the home to date.

Ms. Towle asked if there was a floor plan for the renovation. Mr. Coolidge stated that there was no floor plan. Ms. Thibault informed the ZBA that floor plans could be required as a condition. Ms. Towle clarified that it was the responsibility of the applicant to bring all needed documentation for the board to grant a Variance.

Ms. Thibault recommended adding 2 conditions: (1) limiting the number of bedrooms and (2) the submission of a floor plan.

Open Public Hearing

No abutters present

Close public Hearing

Chair Hurd stated that this is a house-keeping issue to prevent an over populated home.

Mr. Friedman concluded that it would be beneficial to have a floor plan and that enforcement of minimal bedrooms (2 out of a possibility of 5) might present a concern.

Ms. Towle would like to see a floor plan before proceeding.

Motion: continue the application to the next hearing date of March 7, 2011 to allow the applicant to submit a floor plan with his application that will include the intent of the three additional bedrooms.

Made By: Ms. Towle

Second: Mr. Rock

Vote: Mike – Nay, Pierre – Nay,
Ed – yes, Carolyn, yes, Tom - yes

Chair Hurd stated that property boundaries and eliminated footage must be documented.

IV. Other

- **(ZO2010-00020) Keith Bagetis** - 225 North Street – application withdrawn

V. Correspondence – No new correspondence

VII. Adjournment

Motion to: Adjourn

Made by: Mr. Rock

Second: Mr. Caouette

Vote: Unanimous

Meeting Adjourned 7:30 PM
Respectfully Submitted,

Kelly LeBlanc