



**Zoning Board of Adjustment Meeting**  
Monday, December 2, 2013 at 7:00 p.m.  
City Hall Council Chambers

**MINUTES**  
**Approved April 7, 2014**

**I. Roll Call**

**Present:** Michael Hurd (Chair), Jim Hanson (Vice Chair), Thomas Rock, Todd Russell, David Nichols  
**Absent:** Carolyn G. Towle  
**City Staff:** Michael McCrory, Interim City Planner; Jane Taylor, Claremont City Solicitor; Louanne Lewit, Minute Taker

**II. Review Public Meeting Minutes from November 4, 2013**

**Motion:** to accept minutes from November 4, 2013

**Made By:** Mr. Tom Rock

**Seconded by:** Todd Russell

**Vote:** Unanimous

**III. New Business**

- **(ZO2013-00019)** Vicki & Kevin Bonneau, Claremont, NH - The applicant is seeking a Special Exception for a home occupation. Property Location: 17 Mann Ct, Tax Map 131, Lot 238, Zoning District R-1.

**Abutter's Roll Call**

At Mr. Hurd's request for the reading of the abutter's roll call, Todd Russell recused himself, stating that he would be representing abutter, Patricia Boutlier, his mother.

**Project Description from Mr. Michael McCrory, Interim City Planner:**

- Mr. Michael McCrory explained that the Applicant was seeking a special exception in accordance with Section 22-207, Special Exceptions, to allow for the establishment of a home occupation on the property.
- The Applicant proposes a hair salon inside the existing home with scheduled customer visits during business hours: Tuesdays 9:00 AM to 5:00 PM, Thursdays 3:00 PM to 8:00 PM, Fridays 9:00 AM to 5:00 PM, and Saturdays by appointment only. The hair salon will only have capacity for one customer (one chair) at a time.
- Mr. McCrory stated that the salon area of the home would occupy fifteen percent (15%) of the property which falls under the twenty percent area (20%) allowed.
- The Opinion of the staff was that the two parking spaces designated by the Applicant were sufficient for the space.
- No other employees are anticipated.

- All of the services will be in the interior of the building.

#### **Kevin Bonneau spoke on behalf of himself and Wife, Vicki Bonneau:**

- Mr. Bonneau stated that it would be a one person shop with multiple accesses for entrance to the home concealed between the house and the garage and the customers would not disturb the neighbors. Business hours would be the same as her current hours on Washington Street. There are two parking spaces for clients and two for the residence. Mr. Bonneau does not anticipate any additional need for city services such as plowing or sewer, etc.

#### **Questions from the Zoning Board to Mr. Kevin Bonneau:**

- Regarding the question about the parking area Mr. Bonneau stated that two of the parking spaces are in the driveway and two are on a grassy area. During bad weather Mrs. Bonneau could park her car in the garage.
- Regarding the question about the legality of the grassy area as a parking space, Mr. Bonneau stated that it is more like a dirt area and has been used for parking since they've owned the property.

#### **Public Hearing Opened**

- Mr. Todd Russell spoke on behalf of himself and his mother, abutter and owner of 139 Mulberry Street. Mr. Russell stated that there is a hairdresser currently in the neighborhood with limited hours. The only question he had when viewing the application was regarding the driveway and after viewing the property he realized that the driveway had been there forever. Mr. Russell talked to abutter, Dana Campbell, who like himself and his mother, had no concerns or issues with Mr. and Mrs. Bonneau's home occupation. Mr. Russell stated that he sees no impact on the neighborhood.

#### **Public hearing Closed**

#### **Zoning Board Discussion**

- Thomas Rock stated that he drove by the property and noted that the parking was adequate and that he was not concerned with street parking.
- Everything was contained inside the structure.
- It was noted that they had not discussed a sign. Mr. Hurd stated that the State Board of Cosmetology requires a certain size sign/notification which fits in with Claremont city codes.

**Motion:** to grant special exception to allow "Home Occupation" at 7 Mann Court, Map 131, Lot 238 with the conditions that:

1. The Applicant shall obtain and receive all necessary permits and approvals as determined by the Local, State and Federal governments.
2. Ongoing operations of this home occupation shall abide by "Home Occupation" in Section 22-1 of the City Code.
3. The special exception approval is limited to the hair salon home occupation in accordance with the operational parameters presented by the applicant. Expansion of the home occupation or substantial change in operations from the approved use shall require a permit from the Zoning Board of Adjustment.

**Made by:** Mr. Michael Hurd, Chair **Second by:** Mr. Tom Rock **Vote:** Unanimous

**Review Criteria was evaluated by the Zoning Board and found to be favorable.**

1. The specific site is an appropriate location for such a use;
2. Property values in the district will not be reduced by such a use;
3. No nuisance or unreasonable hazard shall result;
4. No adverse traffic impact will result from such a use;
5. Adequate and appropriate facilities will be provided for the proper operation and maintenance of the proposed use, including water, sewer and parking;
6. No adverse impact on the view, light and air of any abutter will result;
7. The use will not place a disproportional burden on the city's operational services in comparison to the anticipated tax revenue associated with the property/use in question;
8. Such a use would not be detrimental to the public health, safety and general welfare; and
9. The specific use is in harmony with the general purpose and intent of this chapter and shall be in accordance with the general or specific rules contained in this chapter.

**IV. Other**

Mr. McCrory mentioned training after the beginning of the New Year, time to be set at a later date.

**V. Adjournment**

**Motion: to adjourn at 7:16 pm**

**Made by:** Jim Hanson **Seconded By:** Michael Hurd, chair **Vote:** Unanimous

Respectfully Submitted,  
**Louanne Lewit**