



Planning Board Meeting
Monday June 23, 2008, 7:00 p.m.
City Council Chambers, City Hall, Claremont, NH

Meeting Minutes
Approved July 14, 2008

Meeting Called to order by Planning Board Vice Chair Lori Richardson at 7:02 pm

- I. Roll Call** - Richard Wahrlich, Peter Guillette, Mayor Deborah Cutts, Paul LaCasse, Lori Richardson, Brian Rapp, Adam Burke, Andy Austin,
Absent: Chair Alan Grigsby, Erwin Caplan
City Staff: Eric Giles, City Planner; Allan Britton, Director of Planning & Development; Michelle Aiken, Boards & Commissions Coordinator

II. Minutes of May 12, 2008 Public Meeting Minutes

May 27, 2008 and June 9, 2008 Public Meeting Minutes deferred until the meeting

III. New Business

- **Woven Label, LLC, 312 Daniel Webster Highway, Meredith NH** – Applicant seeks recertification of previously approved Site Plan at **16 Mill Road**, Tax Map 120 Lot 2; Zone MUM.

Mr. Rusty McLear advised that he is the manager of Woven Label LLC. They provided a site plan over 2 years ago and it has taken a little over 2 years to get the project going and they have been advised it needs to be recertified. There have been no changes in the application or plan.

Ms. Richardson asked why the plan hasn't gone forward and why haven't they received a building permit to this point. Mr. McLear advised they were waiting for the Wainshal building to get done and if it was not done then the Woven Label building would have been a different project. The Wainshal building has 7 or 8 rooms for his operation in the building and they have submitted a building permit although it has not been approved at this point. They were not planning on starting on Woven Label until September, although Wainshal is moving faster than anticipated so they are also going to move their construction schedule up. They have also already purchased all the windows.

Motion to: approve the Site Plan as resubmitted with no changes
Made by: Mayor Cutts **Second:** Mr. Guillette **Vote:** Unanimous

- **Zoning Text Amendment to Section 22-403(2) Membership** – Purpose of the amendment is to replace “The City Manager shall be a member of the commission” and replace with “A member of the City Council.”

Motion to: accept the amendment as presented
Made by: Mr. Rapp **Second:** Mr. Guillette **Vote:** Unanimous

- **(PL2008-00009) New Branch Properties, LLC, 729 East Road, Cornish NH** – Applicant seeks site Plan approval for for business and residential units and redevelopment of **30-38 Main Street**, Tax Map 120 Lot 34 and Map 120, Lot 35; Zone B-1.

Mr. Giles advised that this is actually an application for a special use permit. They will be removing a couple of buildings as shown on the site plan. The layout shows that access is from Main Street and egress from Franklin St onto Main St. Franklin Street is a one way street and there will be a no right turn into the street. There will be a retention basin pond to the north corner of the property. The main building will have 2 floors which will be commercial with a restaurant and then the back will be the living area for the apartment unit on the 2nd floor. The 2nd floor will be a bedroom and in the front will be an office. The 2nd structure will have both floors used for an apartment. The site has 9 off street parking

spaces and does not meet the dimensional requirements of 9X19; they have shown 9X18 spaces. On Main Street there are about 14 on street parking spaces available. Storm water retention is to the north of the plan, pedestrian facilities are needed and they will be altering the existing side walk facilities. When we look at pedestrian facilities we look at safety and compliance with the Master Plan. This is a good project and does address the goals of the community to redevelop the urban center of Claremont. The City Planner would like to add a condition for the sidewalks to be rebuilt to the standards of the Public Works Department and they would also like to add the standard language for the apartments at 80% of market value. This project has gone through the ZBA twice, the Historic District Commission and now the Planning Board.

Mr. LaCasse asked what our ordinance says about having two living units on the same lot and if the property was subdividable. Mr. Giles advised the lot is not subdividable and you can have more than one primary use in this district, it does not limit one primary use per tract of record, which is pretty standard. Mr. Giles advised they are going to be rentals although they can be changed to condominium units.

Motion to: accept the plan as complete

Made by: Mr. Rapp **Second:** Mr. Burke **Vote:** Unanimous

Mayor Cutts advised she is on the Historic District Commission and asked about the HDC because she does not remember the plans for that. Ms. Richardson advised that she was also on the board and does remember those applications and remembers it being two separate meetings. Mr. Guillette advised that he would like clarification of what is being demolished. Mr. Giles advised that some of the smaller buildings and the shed in the back will be removed.

Mr. LaCasse asked if they were two separate lots. Mr. Giles said they will be aggregated into one. Mr. Rapp asked if the carriage house was an existing building. Mr. Giles advised that there is no new construction only redevelopment of the existing structures.

Mayor Cutts would like clarification on parking. Mr. Giles advised that they have met the parking requirements for the living units and the office, although they have not clarified how many seats will be in the restaurant. The Planning Board does have the ability to determine if they have enough on street parking, of which there is 14 spaces and to the west will be a parking garage. Mayor Cutts wanted to be sure the residential units will have designated spaces. Mr. Giles advised that that can be an option in their lease agreement with the tenants. Mr. Giles again confirmed that the number of off street parking spaces would be sufficient for the residence and the office space. Ms. Richardson asked where the off street parking will be and Mr. Giles pointed to the spaces which are located behind the property.

Mr. LaCasse asked where the dumpster is. Mr. Giles pointed out the dumpster location on the plan. There is also no snow storage on the plan and they will have to contract out for snow removal.

Mr. Eugene Lattuga advised the carriage house has only one bedroom and the other building has residential on the 2nd floor and that is a two bedroom. Mr. Lattuga also clarified that the area where the bakery is will be demolished although the parking will be used for the Rogers building next door. Mr. LaCasse asked if the dumpster area is a loading zone. Mr. Lattuga advised it is a loading zone with the dumpster behind it. Mr. Rapp asked about the parking space #3 and asked how much room is there to get around that parking spot. Mr. Lattuga advised it is a 15ft wide driveway, it is what a regular two way street would be although it is a one way parking lot and you would be able to go right around it.

Mr. Lattuga also advised there is enough space there to lengthen the spaces to 9X19 so that they do not need the variance. He wanted to point out that they are adding 9 spaces to two buildings where there were none; they are greatly reducing the square footage of commercial and residential space. They asked for two residences because the existing building had three apartments in it. They started this project a year ago last December and it seems like an awfully long time to wait for approvals on this project. Mr. Lattuga advised they went through the Zoning Board twice where he doesn't feel they should have had to go through once because they are making a non conforming site more conforming. They have waited a long time for this approval and the space downstairs is going to be for Stone Arch Bakery and they won't know what they will need for seating until they get in there.

Mr. Rapp asked about the handicapped space and wanted to know which spaces would be dedicated to residences. Mr. Rapp asked if he has considered some parallel spots on the far side. Mr. Lattuga advised there is a retaining wall there and they are close to the property next door. They did not want to have a completely paved lot, they wanted some green space. Especially since there is parking in the front and the new parking garage is going in. Mr. LaCasse pointed out that

in the lighting plan the parking looks different. Mr. Lattuga advised that that was the original plan and they have revised it because of the length of the spaces.

Ms. Richardson asked about the handicapped spot and Mr. Lattuga pointed her to the handicapped spot that will access the building from the patio where it is all level. Mayor Cutts asked Mr. Giles if they considered ADA compliance when reviewing the plan. Mr. Giles advised that it is a federal law that he will be required to follow. Mr. Lattuga advised that he will be obtaining a building permit which will make sure that he is ADA compliant. Mr. Rapp and Mr. LaCasse were concerned with the parking spot locations and suggested modifications. Mr. Lattuga explained that they have a good plan now and altering the spaces will either make them non compliant or start to eliminate green space which he does not want to do.

Ms. Richardson asked Mr. Giles to clarify what requirements are met and which ones are not. Mr. Giles advised that he does adequately provide parking for the residences and office space. He is not compliant for the restaurant, although he could use the on street parking out front where there are 14 spaces. As far as the restaurant is concerned customers of the restaurant are there for temporary services.

Mr. Wahrlich stated he likes to see the green space in town. Mr. LaCasse asked how many spaces they would be required to have without the restaurant. Mr. Giles advised that they would be required to have 5 spaces without the restaurant. Mayor Cutts was concerned with people using the spaces for overnight parking. Mr. Lattuga advised that they are on site owners and he will not let that be a problem as it would be unfair to his tenants. LaCasse voiced concerns with the handicapped spot and felt that you had to off load to the right. Mr. Lattuga felt that the off loading at the handicapped spot will be compliant and they will address that at the time of the building permit.

Open Public Hearing

No Abutters Present

Closed the Public Hearing

Mayor Cutts advised she is not comfortable with parking spot #3 and she would be more comfortable if that space was eliminated. As things are built she is concerned with the location of the space especially with a need for emergency vehicles to get through safely. Mr. Lattuga stated that if it is a major concern he will remove it but that more than likely someone will park there anyway.

Ms. Richardson asked Mr. Lattuga how he felt about the sidewalk condition. Mr. Lattuga advised that he will replace the sidewalks although he will not pay for the sidewalks. He advised there are three good reasons; the mill projects had the sidewalks paid for by the City. They are trying to do a good project here, they are looking into alternative heat sources, geothermal, solar, and they want this to be a real show place. Right now it is a marginal project because the rents in Claremont do not justify the money they have to put into this project and it has to carry itself. This is something him and his partners are doing and they have to minimize their costs. The third thing is that over a year ago he sat with Mr. Santagate and tried to negotiate a solution to the parking issues. Mr. Lattuga advised he is not doing the sidewalks at his expense. Mayor Cutts asked if those were the existing sidewalks. Mr. Lattuga advised that right now the Johnson building is built into the city right of way and they are pulling the building back and will repair the sidewalks to match the rest, but they will not put in new sidewalks. Mayor Cutts asked if the sidewalks will be on his property or City property. Mr. Lattuga advised that the sidewalks are City property.

Ms. Richardson asked for Mr. Giles' thoughts on the sidewalk. Mr. Giles advised that the new Master Plan has goals and policies which asks specifically in policy #4 for direct pedestrian connections from street frontage to building entrances and policy #5 requires new commercial and residential development to incorporate more inter connected streets and pedestrian ways to encourage vehicular and non vehicular movement within the development. Mr. Giles advised that people want to walk to their services, so they can walk to the schools, etc. Mr. Giles advised that they have to follow through with what the citizens of Claremont have said they wanted. Mr. LaCasse advised the sidewalk already exists and he has a hard time asking people to redo the sidewalks and he feels it's the City Councils job to repair our sidewalks in a walkable manner.

Mr. Wahrlich felt that we are looking at a nice project and it does reflect what the Master Plan is talking about. He doesn't think he would want to be a business owner with the sidewalks looking like they do, maybe the City could get involved somehow. Mr. Guillette feels that the sidewalks belong to the city and he has a hard time asking for someone

else to redo the sidewalks, it is a big deterrent for a developer. Mr. Rapp knows that Concord and Hooksett require developers to do sidewalks, Claremont Savings did sidewalks. Walmart put in sidewalks, a tree for an abutter, Home Depot put in lights, etc. It is common for developers to redevelop things such as sidewalks. At the Technical Review meeting there was talk about the sidewalks. Mr. Lattuga advised that at that meeting they discussed the sidewalks and he advised that they would repair whatever they damaged and that was it.

Mayor Cutts advised that she feels the sidewalks add value to the property and that helps her with the City Planner's point of view. Mr. Lattuga advised that they have owned these buildings for 4 years and paid taxes on the property. They are not Home Depot, or Walmart, this project is marginal. He spoke with Mr. Temple who advised that those sidewalks on Main Street were scheduled to be done in the next couple of years. He felt it would be one thing if there were no sidewalks but they are there and the City has neglected to maintain them so he has a hard time with the requirement for the sidewalks. He does not feel that they should be required to do it. Ms. Richardson asked if it would be possible to split the cost with the City. Mr. Giles advised that it is something that can be talked about with the City, but it would have to be a requirement before an agreement is reached or not.

Mr. Wahrlich advised that as a builder he would have thought that the sidewalks would be a necessity and he does agree that the City should have some involvement. Mr. Lattuga is agreeable to working something out with the City although will not be bound to putting the side walks in. His experience with working things out with the City has not been very good. Mayor Cutts asked if he would be agreeable to us pending his approval on the condition that he works something out with the City. Mr. Lattuga advised he would rather have a condition set than put off the approval process. Mr. Wayne McCutcheon advised that if in fact Mr. Temple has a plan for Main Street in the next couple of years and they should check with him so not to impose this on Mr. Lattuga.

Mr. LaCasse asked how much sidewalk is in question. Mr. Giles advised that it would be Main Street and Franklin Street. Ms. Richardson asked why Franklin Street would be required because it doesn't look that bad. Mr. Giles advised that the sidewalk on Main Street is the worst. There are City standards for sidewalks and he does not believe Franklin Street would be compliant. Mr. Wahrlich asked if they were asking for all of Franklin Street. Mr. Giles advised that they were just asking for the sidewalks abutting Mr. Lattuga's property. Mr. LaCasse advised he appreciates what Mr. Giles is doing but he still feels that the sidewalks are the City's problem. Mr. Lacasse appreciates the fact that Mr. Giles is trying to save the City some money. Mr. Giles advised that his intention is not to save the City money, but to follow the Master Plan.

Ms. Richardson is wondering if every time we are going to ask for sidewalks to be put in, eventually they are going to have to decide when it is appropriate to have sidewalks paid for. Mr. Lattuga wants to know why the developers behind him had all new sidewalks put in at the expense of the city and he doesn't feel that he should have to put the sidewalks in at his expense. Mayor Cutts asked Mr. Giles if the City did pay for the sidewalks on the mill property. Mr. Giles advised that this was part of the negotiations with those specific developers. Mayor Cutts asked if we could set a negotiation standard for the City and Mr. Lattuga. Mr. Giles advised that we cannot speak for the City or the Department of Public Works. Mr. Austin advised that he does like this project but he does not feel that you can compare it to the mill project. Mr. Lattuga advised that the sidewalks are already there and especially when the mill buildings have not paid a dime in taxes to date when he has been paying them for the last five years. Economics of this is that he is trying to upgrade this area also and he should also get assistance from the City, this is not fair as a citizen and taxpayer.

Mr. Burke asked if those sidewalks on Franklin Street would need to be brought up to code. Mr. Giles advised that it would have to be brought up to City standards. Mr. Rapp advised that he is pretty sure that the sidewalks and water lines were done because there was sewer pumping into the Sugar River and that is why that work had to be done anyway. Mr. Lattuga advised that he is aware of that, but knows that these were done to entice these people to come in.

Mr. Wahrlich feels that the board should start to decide how they are going to handle sidewalks. Mayor Cutts felt that it is hard to decide when it is appropriate to say yes and when it's appropriate to say no. It would be nice to have the developer partner with the city and she would hope that the city would work with the developers since we should accept partial responsibility. Mr. Wahrlich related it to a subdivision where the developer would put in a road and then turn it over to the city; he likes the project although he feels that sidewalks are important to these downtown projects.

Mr. Guillette understands the logic although this is clearly a case where the city has not maintained the sidewalk and it appears that the city is going to do all of Main Street in a couple of years. Mr. LaCasse agreed with Mr. Guillette and he believes that Mr. Lattuga will drop the project if he is required to do the sidewalks and he would rather have these buildings taken care of and then the city can do the sidewalks in a couple of years. Mr. Burke agreed that if they are going

to redo the sidewalks in a couple of years we should not ask the developer. Ms. Richardson does feel the city should have maintained these sidewalks, \$15k might not seem like a lot to some people but it may be for this developer. Ms. Richardson would like to see the front portion repaved, but she feels the city should do Franklin Street; this may cut the cost for the developer. Mr. LaCasse feels that it is still the city's responsibility, although he should be required to repair whatever he damages. Ms. Richardson felt that every applicant could come in front of the board and say Mr. Temple said something when he is not here to back that up.

Mayor Cutts feels that they should be responsible for the front portion and the city for the remainder of the sidewalks. She also advised that if everyone wants the sidewalks done in town you will have to obligate a Million dollars otherwise they will have to stay the way they are or you could share in the activity with the developers. Mr. Wahrlich advised the City cannot afford to do the sidewalks and this board needs to start making these sorts of decisions. Mr. Burke asked if the cost of repairing the sidewalks included labor and Mr. Giles advised that he was not positive. Mr. Burke said that it appears that Mr. Lattuga was willing to donate labor. Mr. Rapp felt it was time to decide if we were going to follow the Master Plan and decide if we are going to have redevelopment invest in the City or are we going to have impact fees for developers. Ms. Richardson said that they should decide if they are never going to ask for it then it should come out of the master plan. Mr. LaCasse advised he already agreed to repair anything he damages on the sidewalks. Mayor Cutts advised that it would be nice to have the City and the developer negotiate this. Mr. Guillette feels that this is not the time to decide this; it should be a separate meeting because month after month there will be this same drawn out discussion. Mr. Rapp advised that even Lebanon does this and developers know they are going to be asked to do this and Claremont should get on board with this. Mayor Cutts also feels that the Master Plan is a working document but she is strongly leaning towards collaboration with the City to repair the sidewalks. Mr. Wahrlich does agree that this discussion is not fair to the applicant but the Main Street sidewalks are in complete disrepair and he would agree that Main Street should be done. Ms. Richardson advised that she is in favor of asking the applicant to just do Main Street. The conditions to be amended as followed:

1. the applicant shall reconstruct the existing sidewalk on the Main Street/Northern perimeter of the property in accordance with public works standards
2. the applicant shall receive a variance to section 22-532(1) of the Claremont zoning regulations in regards to the parking
3. the applicant shall provide private contract haul of snow removal
4. deed restriction shall be applied to the property for 80% of the units for lease or sale at no less than the market rate in any year as established by the US Department of Housing and Urban Development

Discussion among board members regarding parking space #3. Mr. Wahrlich advised that the applicant could black top the entire area, he likes to see the green space but if the applicant wants to keep it nice he will have to make it wide enough. If the plow truck comes through it will plow the lawn if it is not wide enough and at that time they will address the parking and have to make it wider. Mr. Wahrlich feels the parking spot #3 should remain because he knows that if it is not wide enough the grass will become the driveway, he feels that the applicant knows what he is doing. Mr. Rapp is worried that it is not wide enough. Mr. Wahrlich advised that he thinks that if it's not wide enough then the developer will fix it as needed. Mr. Guillette advised that they will have to build the driveway to city code also and addressed at the permitting process and it will take care of itself.

Motion to: Approve the application with standard conditions and site specific conditions as amended 1 through 4.

Made by: Mr. Rapp

Second: Mr. Wahrlich

Vote: 5-2

Mr. Wahrlich - Yes

Mr. Guillette - Nay

Mayor Cutts - Yes

Mr. LaCasse - Nay

Ms. Richardson - Yes

Mr. Rapp - Yes

Mr. Burke - Yes

Motion to: Mr. LaCasse would like to amend the previous motion to eliminate condition #1

Made by: Mr. LaCasse

Second: Mr. Guillette

Vote: 5-2 - Motion Fails

Mr. Wahrlich - Nay

Mr. Guillette - Yes

Mayor Cutts - Nay

Mr. LaCasse – Yes
Ms. Richardson – Nay
Mr. Rapp - Nay
Mr. Burke - Nay

Ms. Cutts felt that it was a difficult discussion and she feels that we need to add this to a Council Agenda or at the next Planning Board Meeting. Ms. Richardson agreed that it should at least be under other at the next Planning Board meeting.

- **(PL2008-00010) Macleay Prentiss Properties, LLC, represented by Tim St. Pierre, Charlestown, NH** – seeks Site Plan approval for retail sales of landscape supply materials. Tax Map: 165, Lot: 16, Zoning District: B-2.

Mr. Giles advised that the applicant proposed to develop a retail space for the sale of landscaping materials, including mulch, topsoil and stone masonry products. The site will be serviced by municipal water and an individual wastewater treatment system. The applicant will provide 15 off street parking spaces and there is a handicapped / ADA accessible space. The parking standards equation advises that they need 69 off street parking spaces because of the area used for retail sales. The regulations give the Planning Board the ability to approve the number of spaces. In the opinion of the Planning Office they feel that there is adequate parking. The site plan also shows storage area for heavy construction equipment in the rear. There is a lot of pedestrian traffic on this road, bikers and walkers although there is no intention of the city to upgrade this area anytime soon. Mr. Giles notes that there are 14 curb cuts within a 1/4 mile distance and Charlestown road is considered a major arterial road and traffic safety is a concern.

Motion to: accept the application as complete

Made by: Mr. Guillette **Second:** Mr. Rapp **Vote:** Unanimous

Mr. Wahrlich asked if the repairs on that road are done by the City or does the state pay for that. Mr. Giles advised that the State reimburses the City for work done on it. Mr. Wahrlich asked how you get the State to do sidewalks. Mr. Giles advised that the State wouldn't do it without grant funding although the City can develop an easement for the sidewalk, but he doesn't see the State building on these pedestrian facilities at this time. Mr. LaCasse asked why we would not ask for the road to be upgraded and sidewalks installed on this plan. Mr. Giles advised that you could ask for this but you can only request in front of their property but you would have a small portion repaired and the remainder in disrepair. Mr. LaCasse asked why we are not asked to have them connect to City Water/Sewer. Mr. Giles advised that has not been proposed.

Mr. Craig Jewitt advised that municipal sewer does not come through the property and from a cost stand point it is more feasible to have an onsite septic than to have a pump station and a force main running along an existing force main and there is the availability for on site septic. Mayor Cutts asked what will be treated in that system. Mr. Jewitt advised it will be for the tenant and employee office space that will be typical sewer to hold solid material and the leaching will be grey water. Mr. LaCasse asked when the road will be redone. Mr. Giles advised that it is in the plan to resurface in the next couple of years. Mr. LaCasse asked when the sewer will be upgraded to accommodate the new facilities. Mr. Giles advised it will be done when the new Capital Improvement Plan is done. Mr. LaCasse asked if the sewer extension would be part of that. Mr. Giles advised that we have not gotten to that point with the plan. Mr. LaCasse advised that we should make the developer do that. Mr. Giles advised that you have to make a degree of impact. Mr. Jewitt advised it makes no sense for them to go 1000ft up the road when they have a viable area for an onsite septic. They spoke with the abutter who has a pump station to force water and they were not interested in sharing that. Their septic system is small at approximately 20X40; there will be 10 employees who will use this system.

Mayor Cutts asked Mr. Giles if they had sidewalks in mind. Mr. Giles advised that it was not in his conditions. Mr. Rapp asked about the large vehicles and what they are for. Mr. Jewitt advised that most of the vehicles on site will be for moving materials for consumers. Mr. St. Pierre advised the heavy equipment will be rentals and they need an offsite location for small equipment out of season and in season they will be used at the construction sites and during the offseason they will be stored there. Mr. Rapp asked if they are going to rent out bobcats, etc. Mr. Rapp asked if they are going to work on or wash them on site. Mr. St. Pierre advised that they would not work on or wash them on site; the dealer services the vehicles at their own location.

Mayor Cutts asked if they considered the industrial park. Mr. St. Pierre advised that they did not consider that because it was not the right location or correct zone.

Mr. Wahrlich asked why there is so much information on drainage, etc. Mr. Jewitt advised that this is required for the state permitting and it is better to give all the information they can. The Technical Review meeting addressed the stagnant water and wanted to be sure that they are not adding a substantial amount of water to the property. Mr. LaCasse asked why it is not all paved. Mr. Jewitt advised that they asphalted more of the entrance as requested. Mr. LaCasse asked about dust control. Mr. St. Pierre said the biggest reason for keeping it gravel is that they are renting to a company called Go Green and they try to make this as low impact as possible. The gravel helps the water get back into the ground and the more pavement you use the more run off you have. The loading area will be loading stock piled material and it will be paved and that will reduce the dust. They also have a water truck that can reduce dust if it becomes a problem. Mr. Giles advised that you may want to add a condition for dust abatement. Mr. St. Pierre advised that he does not have a problem with dust control as a condition.

Open Public Hearing

Abutters Roll Call

Mr. Frank Sprague is an abutter to the East and to the South. He supports the project and he feels that it is a great use for the land and it fits in with the mission of the City and he appreciates their sensitivity to the runoff of the property. There used to be ponds down there with frogs and the frogs are all gone now from the runoff. He would like to throw out the need for a bike path which he feels would supersede the sidewalks; he feels it's a worthy project.

Mr. Austin is glad that they have taken into consideration the water problem. He is wondering about the size of trucks on the property, what size vehicles will be used. Mr. St. Pierre advised that materials coming in will be on standard tri axle trucks.

Closed the public hearing

Mr. LaCasse felt that the bike path is a good idea and that an easement for future sidewalks of 10-12'. Mayor Cutts loves the bike path idea but wants to know if it's possible to do that kind of condition. Mr. Guillette questions which side of the road would the path be on, wouldn't it be on the other side of the road. Mr. Rapp felt that we could get while they are here. Mr. St. Pierre would love to see a bike path connected throughout Claremont, although he feels it would be a path to no where at this time due to the road condition and drainage. Mr. Jewitt wanted to clarify that this would be just an easement or is the board asking for the client to build the path. Mayor Cutts advised him she is just talking about an easement. Mr. Britton advised that he can work with the land owner, public works and the city attorney to craft this easement

Mr. LaCasse recommends a 10ft easement for a Pedestrian/bike path easement for the portion of the property that abuts Charlestown road to be added to the deed. Also add condition that if the sewer line goes past the property that they be required to hook on and also assure dust control is in place without the use of harmful chemicals.

Mr. Giles advised that they would be required to hook onto that system if ever their system was to fail

Motion to: approve the site plan with the standard 6 conditions, the added condition of the easement for a 10ft pedestrian/bike path on the portion of the property that abuts Charlestown Road, the applicant would be required to hook on if the sewer is ever brought by their property and to have dust control without the use of harmful chemicals

Made by: Mayor Cutts

Second: Mr. Burke

Vote: Unanimous

IV. Master Plan

There is a meeting this Wednesday morning at 7:30 am at the Visitors Center on 14 North Street and they will be looking into recruiting members for the Master Plan Advisory Committee.

Mr. Giles advised that there is a ZBA Workshop tomorrow at 6:30 here in Council Chambers that will go over findings of fact and going over procedures for the ZBA but will also apply to the Planning Board.

V. Correspondence

- Todd Johnson, Pleasant Street Restaurant, 84 Pleasant Street

- Mikros Manufacturing, 24 Colonel Ashley Lane
- Wheelabrator Claremont, Inc, 145 Grissom Lane
- Valley Regional Hospital, 243 Elm Street

VI. Other

Mayor Cutts would like to have a special meeting called to discuss sidewalks. Mr. LaCasse was interested in seeing if the Council and the Planning Board could have a joint meeting to discuss the sidewalks. Mayor Cutts advised she will look into it.

VII. Adjournment

Motion to: Adjourn

Made by: Mr. Guillette **Second:** Mr. LaCasse **Vote:** Unanimous

Meeting Adjourned at: 9:57 pm

Respectfully Submitted,

Michelle Aiken

Boards & Commissions Coordinator