



**Planning Board Meeting**  
Monday August 25, 2008, 7:00 p.m.  
City Council Chambers, City Hall, Claremont, NH

**Meeting Minutes**  
**Approved 9/22/08**

**I. Public Meeting Minutes for August 11, 2008**

**Motion to:** Approve the August 11, 2008 meeting minutes as amended  
**Made by:** Mr. Guillette      **Second by:** Ms. Richardson      **Vote:** Unanimous  
**Meeting Called to order by Planning Board Chair Alan Grigsby at 7:00 pm**

**II. Present:** Richard Wahrlich, Peter Guillette, Paul LaCasse, Alan Grigsby, Lori Richardson, Adam Burke, Erwin Caplan, Andy Austin  
**City Staff:** Eric Giles, City Planner; Katrina Spaulding, Administrative Assistant  
**Absent:** Deborah Cutts, Brian Rapp

**III. Old Business**

- **(PL2008-00017) Westwood Village Condominiums, 36 Kimball Place, Claremont NH** – Applicant seeks a waiver from the Site Plan amendment requirement for the reduction in the number of units at **36 Kimball Place**. Tax Map 129 Lot 8; Zone R-1. Property Owner of Westwood Village Owner’s Association.

Mr. Alan Grigsby recused himself and turned the meeting over to Vice-Chair Lori Richardson.

Mr. Giles stated the association wants to reduce the original site plan from 36-24 units. Twelve units are currently built and this would mean building 12 more units.

Mr. Richard Dieter is the President of the association of Westwood Village. Mr. Dieter stated this would merely reduce the number of condominiums.

**Motion to:** Accept the waiver for Site Plan Amendment  
**Made by:** Mr. Lacasse      **Second:** Mr. Burke      **Vote:** Unanimous

**IV. New Business**

- **(PL2008-00018) Tedeschi Food Shops, 14 Howard Street, Rockland, MA** - Applicant desires minor Subdivision approval for the existing 6.66 acre lot at **451 Washington Street, Claremont, NH**. Proposed Lot 1 to contain 1.0222 acres and the proposed convenience store with gas station. Proposed Lot 2 to contain remainder of the lot at 5.6386 acres. Tax Map 146; Lot 24-3; Zone B-2. Property Owner of Record W/S Washington/Claremont Prop OP LLC.

Mr. Giles said the proposed subdivision is a minor subdivision and will comply with minimum lot size of 20,000 square feet. The site plan application is attached and is in conjunction with the subdivision regulations.

Mr. Grigsby asked if he was correct in assuming the retention ponds associated with the whole site would not be attached to the parcel requested for subdivision. Mr. Giles said that is correct and it is just the way the applicant chose to create the design. The storm water facilities will not be developed at this time.

The facility was designed to accommodate for the build out of these associated lots. Mr. Grigsby asked who retains ownership of the wetlands and retention ponds. Mr. Giles said this would be in conjunction with the surrounding lot owners, however this is a question for the applicant.

Mr. Grigsby asked if all the abutters have been notified regarding the subdivision and Mr. Giles said they all had been notified.

**Motion to:** Accept the plan as complete

**Made by:** Mr. Guillette

**Second:** Ms. Richardson

**Vote:** Unanimous

Deb Brewster, engineer with TF Moran introduced herself and is representing Tedeschi Foods. SR Weiner and Associates is the owner of the entire piece of land for the Home Depot as well as the surrounding parcels. She mentioned there are four lots that were subdivided as the original plan for the Home Depot. They would like to subdivide one of those four parcels.

Ms. Brewster brought forward a plan of the original approved Home Depot center of 2005. This illustrated two outparcels located west of the drive, a retail site located east of the drive, and a small retail site on the east side of the Home Depot. This was modified into three tracts. One of the three lots is what Tedeschi is asking to subdivide. The planning done in the original stages was designed for all the water to be conveyed to the back westerly corner of the site. Ms. Brewster said there is an agreement that outlines all the responsibilities of the tenants that occupy the space at the Home Depot location called the "Rage agreement." SR Weiner is the underlying landowner. They will still own all 4 tracts. The only thing changing is there will be one more lease agreement with Tedeschi Foods.

**Abutters** - None Present

*Public Hearing Closed*

Mr. Lacasse asked what would happen if they were to sell the lot. Ms. Brewster said her tenant asked the same question and there are easements that would need to be in place for the site to stand on its own if the lot should be sold. Mr. Grigsby asked if the "Rage" outlines all easements and if they would uphold in a sale. Ms. Brewster said yes, this has been addressed.

Mr. Lacasse asked about melting snow and snow removal. Mr. Grigsby said this would be discussed during the site plan review.

**Motion to:** Approve the subdivision for Tedeschi Food Shops

**Made by:** Mr. Guillette

**Second:** Mr. Burke

**Vote:** Unanimous

- **(PL2008-00019) Tedeschi Food Shops, 14 Howard Street, Rockland, MA** - Applicant desires Site Plan approval for a 4,204 sqft convenience store with gas station and drive up window at **451 Washington Street, Claremont, NH**. Tax Map 146; Lot 24-3; Zone B-2. Property Owner of Record W/S Washington/Claremont Prop OP LLC.

Mr. Giles said under the Claremont Master Plan this would comply with the business plan as a viable area. The applicant has received approval from the Zoning Board of adjustment to have underground storage tanks and will have 26 parking spaces as well as two handicapped parking spaces. Approval from the Department of Environmental Services has been done for underground storage tanks. The structure will be surrounded by the 100 year flood plain but will in fact be outside of the 100 year flood plain. Any disturbance of the Flood Plain that would have any affect has already occurred to the land when Home Depot was constructed. The area is still technically in the flood plain but doesn't function as in the flood plain because it has already been disturbed. Normally a letter of Map Amendment would be submitted to FEMA for a project like this. However, none of these structures are in the flood plain. The only disturbance shown is the parking area. There are six standard and 6 site specific conditions.

Mr. Grigsby asked about the proposed sign. Mr. Giles said the free standing sign may be allowed up to 100 square feet and the sign attached to the building may be no larger than 32 square feet.

Mr. Lacasse asked if there were any proposed designs of the signs. Mr. Giles said on sheet 20 the plan shows an example. Mr. Giles said the sign will be smaller than 25 feet in height. This was negotiated in the review process. The size of the signage is one of the conditions already in place and will not exceed 100 square feet.

Mr. Giles presented a view of the build-out and what it will look like. He also pointed out there will be a ramp for the rail trail and connection to the trail from the parking lot.

Mr. Caplan asked if the underground tanks were going to need be tied or strapped down. Mr. Giles said there is shallow ground water less than 4 feet and the tanks will be placed in this location and the applicant does have DES approval. The propane tanks will not be included.

Mr. Lacasse asked if the trail was going to be paved to the trail. He would like to see this happen in order to stop the dust and stones from becoming hazardous to traveling and parked vehicles. Mr. Giles said it wasn't going to be paved to the trail according to the plans.

Mr. Guillette mentioned the pre-existing right-of-way for ATV's would create a high amount of dust. Mr. Lacasse asked about the safety of the trail and people kicking out stones directly into the road. Mr. Giles said the applicant could potentially be asked to provide some type of dust abatement practice as a condition.

Deb Brewster, TF Moran presented how the site is going to work. She said the site itself is a small 1 acre property using the Home Depot access roads. The site circulation will be an exclusive right with an inbound only drive. The customers could be accessing the 6 fueling pumps under the canopies and there will be one diesel pump off to the side. There will be parking located adjacent to Washington Street and in front the store. The coffee kiosk is located in the northbound end of the store and a drive through window and menu board on the west side of the store. There is angled parking to outbound drive only and will head back into the parking lot of Home Depot. They have enhanced sidewalks with grass panels and landscaping. Located on the easterly corner is the existing Home Depot sign this sign is 300 square feet large. They are asking for a second free standing sign and this will be located in the same area as the Home Depot sign. Applicant is trying to get the sign down to a 100 square foot sign from their original proposed 150 square foot sign. The sign is 6ft wide and is being negotiated to fit within the guidelines. There is an existing PSNH easement in place and the applicant has worked with them and PSNH will maintain the trees and the height. The trail for the Rails to Trails is a separate lot and is owned by the City. This should be sufficiently taken care of by the applicant. The ramp will be paved right to the property line and is to reduce any type of stone kick back.

Mr. Grigsby said the rails to trails Master Plan may be more restrictive. The State plan may also have certain specifications. There are two types of tractor trailer entrances. There is a remote fill for the trucks to come in loop around, park, and egress along the perimeter to go back out.

Ms. Brewster said the dumpster would be located out of the way on the southerly portion of the site so the contractor can dump the canisters and drive away without disturbing the parking lot. There are gates that could be shut to keep the view more aesthetic.

Mr. Lacasse asked where the snow will be removed to. Ms. Brewster said there is very little area for snow. There is a contract to remove snow off the site if there is large quantity. The snow is designed to melt and runoff into the treatment facilities designed for the lot.

Mr. Lacasse asked about the storm drains. Ms. Brewster said they will be proposing 3 foot snouts. Ms. Brewster said there is a spill prevention plan being put in place which was asked for by the Claremont Fire Department. This pad has been graded and is elevated. There is no place higher than this pad. There is a second item where there are three grooved trenches that run around the pad two inches higher and designed to hold up to 30 gallons of fuel if there were a spill. There are also double lined tanks with remote fill. There are automatic shut off dispensers. The fire extinguishing is all dry chemical under the canopy.

Mr. Lacasse asked about strapping the tanks down under ground. Ms. Brewster said the Home Depot is about 2 feet higher than the Flood Plain. The water has flooded the parking lot but the Home Depot was dry. The finished floor of the store is going to be the same as the Home Depot. SR Weiner has been asked to implement the no build zone to prevent future developers building higher than the area that surrounds the Home Depot. Home Depot agreed to allow for this request.

Ms. Brewster said the tanks are going to be tacked down and belted with suspenders and the propane tanks are anchored in the same way. The water table seems to have gone down substantially. This isn't as high as the original application.

The Technical Review Committee has required a certain type of architecture of Tedeschi Foods and the colors are most likely a Cape Cod gray. The TRC wanted a roof over the canopy rather than a standard canopy. They felt this would look

nicer. All the lighting will be recessed and there won't be any light spill from the sight. They are trying to match the lighting as Home Depot to mirror the same color.

*No Abutters Present*

*Close Public Hearing*

Mr. Grigsby stated in addition to the site specific conditions already put into place, the conditions of the spill retention plan be approved by the Claremont Fire Department as well as #6 where the restriction is placed on a free standing sign shall not exceed 100 square feet be added. The final additional condition would be to have the apron leading to the rail trail be paved.

SITE SPECIFIC CONDITIONS – As specified by Claremont Planning

1. The applicant shall receive an approved Floodplain Development Permit from the City of Claremont Department of Planning and Development.
2. The applicant shall shield all lighting so as to not intrude onto adjacent properties and away from streets.
3. No sign, or related outdoor fixture, shall be so placed as to focus light directly into the eyes of any occupant of any vehicle.
4. No sign, or related outdoor fixture shall be so placed as to focus light into any window of any residence.
5. Signs may be illuminated during any hours in which the establishment is opened.
6. The applicant shall have freestanding sign not exceeding 32 square feet in area identifying the business. (Should be 100 Square Feet)

**Motion to:** Accept Site plan approval with the six site specific conditions as well as approved spill retention from the Claremont Fire Department, free standing sign not to exceed 100 square feet and apron leading to the rail trail be paved.

**Made by:** Ms. Richardson

**Second:** Mr. Guillette

**Vote:** Unanimous

- **Other**
- **Reports from Boards and Commissions**

Adam Burke advised that at the last Conservation Commission meeting Mr. Temple presented 4 different City Culvert projects and the FEMA Grants he has applied for. The projects are on Bible Hill Road and in the area of Thrasher Road, the proposals were all accepted by the Conservation Commission. Mr. Burke also commended Mr. Temple for seeking the grants.

**V. Adjournment**

**Motion to:** Adjourn

**Made by:** Mr. Lacasse

**Second:** Mr. Burke

**Vote:** Unanimous

**Meeting Adjourned at:** 8:10 pm

**Respectfully Submitted,**

**Katrina Spaulding**  
**Administrative Assistant**