



Planning Board Meeting
Monday October 08, 2007, 7:00 p.m.
City Council Chambers, City Hall, Claremont, NH

Meeting Minutes

Meeting Called to order by Alan Grigsby at 7:03 pm

I. Roll Call

Present: Mayor Scott Pope, Ralph Swift, Alan Grigsby, Russell Fowler, Erwin Caplan

City Staff: Jerry Coogan, City Planner; Michelle Aiken, Boards and Commissions Coordinator

Absent: Lori Richardson, Peter Guillette, Richard Wahrlich

II. Minutes of September 10, 2007

Motion to: Approve the minutes of September 10, 2007 as amended

Made by: Mr. Swift

Second: Mayor Pope

Vote: Unanimous

III. New Business

- **(20-2007) McDonalds Corporation, Represented by Bohler Engineering, 5 Computer Drive, Albany, NY –**
Applicant desires amended Site Plan approval for existing 4500 Sq Ft McDonalds Restaurant with proposed drive thru improvements at **231 Washington Street**, Tax Map 133 Lot 49; Zone B-2.

Mr. Coogan advised that McDonalds realizes that the drive thru is 60% of their business and they would like to make improvements and add a second drive through on their existing site. They have been to TRC and we have some concerns regarding all traffic that enters and exits on Washington St. One of the concerns we have is they have 3 entrance and exit points, the first one to the west is entrance only, the one in the middle is exit and you can turn left or right. The one on the East we have recommended and the applicant has accepted making a right turn only out. Due to the new improvements they will lose 12 parking spaces however they still have 56 and the requirement is 20.

Motion to: accept the application as complete

Made by: Mr. Fowler

Second: Mr. Swift

Vote: Unanimous

Mr. Chris Boyea advised he is requesting approval for Site Plan improvements. The only areas for change are in the rear of the property where currently 1 menu board exists. This is a side by side drive thru proposal. They are going to construct a new green island and a second drive thru menu board will be installed. This is to keep up with the demand for drive thru traffic. 30 years ago the menu was split and there were both drive thru and sit down customers. In order to keep up with this demand, some of the larger orders will be able to be served while at the same time other smaller orders can be taken and people can be served. In this location there is enough space and the area is already paved and they will be adding green space. They met with TRC and the only comment that was of concern was the left hand turning onto Washington St. They have tried to help the situation by designating the East entrance as a right turn only lane. Mr. Grigsby advised that the fire chief mentioned that mulch was not a good idea due cigarettes being thrown in and causing a fire. Mr. Boyea advised that it has been changed to a green space instead of mulch.

Mayor Pope asked if the traffic was going to be able to turn left or right in the middle entrance. Mr. Boyer advised that at the one exit there is a choice to turn left or right. Mr. Fowler asked if the farther east exit will be the right turn only. Mayor Pope advised that the point of the original question is that they are trying to alleviate the left turning traffic due to the accidents on Washington St and he is concerned about the left hand turning onto Washington St. We are still allowing this left and right turn here when there is no traffic signal, doesn't this deter from what we are trying to do here on Washington St. Mr. Boyea advised that at the TRC the city officials were asking the same questions and they were satisfied with the compromise due to the fact that its not really an expansion of use, it is modifications and a minor site

improvement. The second thing that he would like to mention is that when the traffic light goes through its cycle there is a gap for free traffic to allow safe maneuver out and by limiting the traffic by the one exit, they feel this is a step in the right direction. Mr. Boyea advised that if the McDonalds were ever to be renovated they would more than likely tear down the building and turning the building so that the property would have access to the light.

Open public hearing

Closed public hearing

Mr. Fowler advised that this is going to take some getting used to and once people figure out the best lanes to use maybe it will work out just fine. You are working with an existing building.

Motion to: Approve the plan with a stand out sign that clearly states no left hand turn and should clearly say right turn only to catch people's attention on the east exit

Made by: Mr. Fowler **Second:** Mr. Swift **Vote:** Unanimous

- **(21-2007) Cloudland Realty, LLC, 4404 Cloudland Road, Woodstock, VT** - Applicant desires Site Plan approval for existing Multi-Family building to convert the first floor into a Neighborhood Laundromat utilizing 860 Sq Ft at **145 North Street**, Tax Map 107 Lot 328; Zone B-1.5.

Mr. Coogan advised that this is an existing building, 3 story, multi-family, 7 units and it used to be a small retail store in the first floor to the left. The owner wants to place a laundromat in the first floor and due to the activity on the property they felt it was required for site plan review. There is some ponding in the driveway when it rains so the applicant has hired engineers to come up with a grading plan that will alleviate that situation and they have worked with DPW on a drainage system that will bring the drainage into the city system and they are going to put a new sidewalk on Chellis St. They have also worked with the Fire Department. Regarding parking, the zoning requires them to have 17 spaces for the units and the Laundromat. The plan calls for 10 and there is a provision in the Planning Board Regulations section 22-527 (d) which advises that you can waive that when there is no enlargement of the use, this is not an expansion. Mr. Grigsby asked if there are 7 units what is required for parking. Mr. Coogan advised that without the Laundromat they would be required to have 10 spaces. Mr. Grigsby said that right now they have just enough for the building without the Laundromat. Mr. Coogan advised that he is not an advocate for the application although he has been advised that it is intended to be a neighborhood Laundromat mainly for people in the area and the tenants in the building, he doesn't see a lot of people driving there, there may be some, but probably not many.

Motion to: accept the application as complete

Made by: Mr. Swift **Second:** Mr. Fowler **Vote:** Unanimous

Mr. Dave Forgioni advised that he and his wife have owned the property for 7 years. This retail space has served the community as grocery store, soda shop, hair salon, tile & flooring store as well as a nick nack shop. Tonight he would like to present the plan to install a neighborhood Laundromat and occupy 860 sqft, the expected hours of operation would be 8am to 7pm, 7 days a week. The Laundromat will be equipped with 13 low consumption washers and 14 propane dryers. Our expected customer use based on industry standards, each washer is used 4 times a day. The average customer brings 3 loads of laundry per visit. So the expected customers per day would work out to be 1.4 customers per hour per day. The water is 52 cycles per wash works out to be 728 gallons per day and in order to handle this increase of water we will increase the water supply to the building from 1" to 2", and also please note that there will be no public rest rooms. Based on the sewer calculations the sewer usage has a 4" line which is adequate for the use. Site improvements, because of the neighborhood location we do expect some walk in traffic, the following improvements will be made as shown in the site plan, and the parking entrance will be relocated 50ft down Chellis St. By moving the entrance it will allow for safer access to the store via the parking lot. The existing building modifications will include a new ADA ramp and the entrance will be moved further from North Street and exterior lighting will be added.

Mr. Grigsby asked about the parking that is proposed. Mr. Forgioni advised that he has owned the building for seven years and they have never have they had any parking issues, even with the previous businesses that were in there and there is also public parking on Chellis St. Due to the hours of operation there will be no overnight parking, they are not operating until midnight and they are keeping the hours good for the neighborhood atmosphere. They are hoping with

that balance that they will be permitted the waiver. Mr. Randy Rhoades of M&W Soils advised that Mr. Forgioni controls the site, they are his tenants, his property and 5 of these parking spaces are in a parking enclosure. Chellis St is not on site parking. Industry standards show that the activity is going to be minimal. The hours of operation make a big difference. Mr. Forgioni advised that he does have some internal rules that the tenants are to use the garage bays and any other cars are to park in front of that and that is what they do. Mr. Grigsby asked if there were any parking regulations for Chellis St. Mr. Coogan advised that they would not want to have any regular off street parking, maybe occasional would be ok, but it is not suited for off street parking. Mr. Rhoades advised that the Chellis St is 30ft wide and North St is 31ft wide. Mr. Rhoades advised that there will be a good 4 spaces, two of which will be added due to the entrance being moved. Mr. Forgioni advised that because of the nature of the machines, they will have small washers, for the day to day stuff, comforters will not fit and people will have to go to one of the laundry mats for that sort of stuff.

Open public hearing

Mr. Robert Woodman advised that this parking situation could be solved very easily because the city has a vacant lot across the street these people could buy.

Closed public hearing

Mr. Fowler asked the abutter Mr. Gregoire if there were any parking issues that he has experienced. Mr. Gregoire advised that he thinks it will be a good thing for the neighborhood. He has no idea about the parking but does not feel it will be an issue because there will not be that many machines there.

Mr. Coogan advised that Mr. Forgioni has been to the TRC twice and the City had several issues with the site which were resolved. Mayor Pope advised that he is familiar with this neighborhood and the changes to the site will be beneficial.

Motion to: approve the application

Made by: Mr. Fowler **Second:** Mayor Pope **Vote:** Unanimous

- **(22-2007) Salt Lake Exchange Accommodations LLC, Desmond and Kelly Willey, 314 Washington Street, NH -** Applicant desires waiver request from Site Plan review for proposed Verizon retail business, Tax Map 133 Lot 6; Zone B-2.

Mr. Coogan advised that Mr. & Mrs. Willey own 314 Washington St and it used to be a Laundromat and car wash and we have been implementing an informal policy for all businesses on Washington St to do a site plan review. Mr. Coogan advised Mr. Willey that if he feels that the impact is the same or less than the impact in the past, he can request a site plan waiver per section 7(b) if you think that waiving it would not affect the purpose and intent of the regulations and be consistent with the Master Plan. This is a proposed Verizon store and if there are any other uses, such as the car wash or if the property is to be used as a residence it needs to be clarified and defined. Mr. Coogan felt that if the car wash is going to be used they should come back for Site Plan review. Mr. Grigsby asked if this must be done at a public hearing. Mr. Coogan advised that in other jurisdictions they do it as a public meeting and the abutters were notified as a courtesy.

Mr. Willey advised that he is the owner of the building and in the building there is a residence, there was a Laundromat and there is a car wash. They will not be running the car wash at this time. The house is a residence for 1 family and they want to maintain use of that. The Verizon store will have about 10 people an hour and before there was a 42 washer Laundromat that had a lot of traffic and that will be removed for the Verizon store. The car wash they would like to use in the future, not at this time though.

Mr. Willey advised that right now they are focused on using the property for the Verizon store and a residence. Mayor pope advised that he feels they will need to come back if they decide to use the car wash. Brent Murray owner of Cinnamons Wireless, they have a Verizon store in W. Lebanon and the hours of operation would be 10am to 7pm midweek and lesser hours on the weekends although they will be open 7days. Mr. Grigsby asked if they will have lighting for the evening hours. Mr. Murray advised that there are already lights on the building that they will maintain. Mr. Willey advised there is an existing sign board already there that they plan to use.

Mr. Grigsby advised that he feels that the staff makes a good decision in bringing this to the board's attention. If we grant the waiver maybe a condition should be made that they need to return for a Site Plan review because of the added traffic

and potentially a different traffic plan. Mr. Fowler advised that he doesn't feel that even with the car wash there will be any more traffic than there was with the Laundromat, residence and car wash. He advised he feels that the City is capable of working this out with the owner and Mr. Coogan and the City know how the board feels about the turns on Washington St. Mr. Willey advised that he does not have a problem if they do want to impose the condition of no left hand turns, but if you try to go in and out of there you will notice that there is just enough distance from the traffic light and you may be causing a different problem because people will have to search for a place to turn around. Mr. Willey advised that it may be one of the easiest places to get in and out of. Mr. Fowler advised that Burger King has two exits and it is not that bad and Mr. Willey has a point. Mr. Swift advised that the no turn signs are virtually useless because people don't obey them.

Mr. Coogan suggested that the site plan that they have on file was approved 20 years ago and he feels that if the car wash is re opened he feels that it should come back for site plan review.

Mr. Fowler asked if there would be a tenant in the residence. Mr. Murray advised that they will try to outfit that for the manager of the store to have someone on site all the time.

Motion to: grant the waiver of the site plan requirement and if further development occurs the owner will return for site plan review

Made by: Mr. Fowler **Second:** Mr. Swift **Vote:** Unanimous

IV. Correspondence

- Upcoming Planning Board Workshops

Mr. Coogan advised that next week we have a large site plan review coming in and we would like to have the meeting at 6:30pm. Mayor Pope asked if it would be possible to get some accident + statistics on Washington St and where they are happening, the most common, which intersections, etc for the next meeting so that we have something to go work with.

- Notice of Decision for Shirley Ferland
- Notice of Decision for Tyler Mills Site Plan Approval
- Notice of Decision for Tyler Mills Subdivision Approval

V. Other

- Draft Planning Documents – Land Use Chapter

Mr. Coogan provided the presentation that was presented at the October 4th Master Plan Community Forum. Mr. Coogan advised that the board has been provided a lot of information and he is open to having a discussion on the presentation now and/or in the future. Mr. Grigsby asked how they would go about making Zoning changes. Mr. Coogan that maybe after the Master Plan was adopted they would have to look closely at the recommended changes and maybe there could be a subcommittee or committee to help with Zoning Changes. Mr. Coogan advised that he believes in setting priorities first and doing things one at a time, doing the 3 or 4 most critical areas first. Mr. Grigsby advised that there is a need to talk about transportation, traffic flow, etc.

Mayor Pope advised he has received some feed back on the Master Plan Session. One of the comments was some clarification on what is considered a contractor / tradesman zone. Also the recreation zone, be interesting to see how much of it is city owned. The rural residential area should have agricultural in the title since it is AR. Another was that as we move forward we need to make sure that the community looks at the maps and there may be some subtractions in some zones and there may be a neighborhood shopping node was missed on Maple Ave area. This is the refinement that comes through the citizen process. Also looking at the neighborhood nodes is getting rid of some of the sub standard stock and it has now been turned into the B-2 Zone. He does understand the need for some smaller type housing that people can get into and afford, he has heard directly from some of these people. Mayor Pope advised that the first sections that were worked on were the ones required by state and there is quite a menu on things that they can go forward on. The Master plan will be coming before the Planning Board for approval and he feels it would be good to have the Planning Board direct the MPAC where they should go next.

Mr. Grigsby felt it would be good to have a meeting on the optional areas to go over. Mayor Pope advised that he knows that the MPAC would be happy to do that. Mr. Grigsby advised that it is up to the citizens to keep involved when there are going to be changes to their neighborhood. There is potential for a lot of development for the parcels on Washington St and there are under and un used parcels on Washington Street and there could be some very good and successful businesses on the street and there has to be a corridor that can handle it.

Mr. Swift advised that he thinks they have done a great job on the Land Use Chapter although his concern is that this is an overwhelming document and he thinks that this is basically saying that everything needs to be fixed and he feels that it is the Planning Board priority to set priorities on what should be done next. He feels that a road map should be put in place. Mr. Grigsby advised that we should wind up with a community that we like; the end result should be a better community. Growth is vital, you want a place that is more livable, doesn't have to be a metropolis and hitting that balance will require skill and patience.

Mr. Grigsby advised that the Zoning Board of Adjustment has recently sent a letter to the City Council to encourage the adoption of an appendix to the State Building Code which requires residential sprinklers. Mr. Grigsby advised that he would like to do the same thing if the Planning Board feels the same way it did two years ago. The State has adopted the building code although this is in an appendix until the State adopts the appendix which they could do at anytime. It would be a pro active way to encourage safety and show a sign that we are being progressive. Mayor Pope suggested that getting the members of the board who are not on the City Council to vote would be best because he does not think that he and Mr. Swift can vote. Mr. Fowler advised that he would not vote yes because he feels that when the State adopts it he would be comfortable adopting it. It was decided to wait until a quorum of appointed members was present to vote on this issue.

Mr. Woodman advised that he has something from the Connecticut River Group Management Plan and he would like to present it to the board in public and maybe the Planning Board could consider putting it in the Master Plan.

Mr. Folta advised that he wanted to comment on the Master Plan process. His first question he has is how the results for the survey were tabulated and he plans on speaking to Mr. French about this. Another item is that 190 people who took the survey took pains to write an additional comment which is 57% of those doing the survey. Mr. Folta gave his opinion on what the results mean to Claremont and he feels that it is more of a generational split.

VI. Adjournment

Motion to: Adjourn

Made by: Mr. Swift

Second: Mr. Fowler

Vote: Unanimous

Meeting Adjourned at 8:44 pm

Respectfully Submitted,

Michelle Aiken

Boards and Commissions Coordinator