



**Planning Board Meeting**  
Monday October 9, 2006, 7:00 p.m.  
City Council Chambers, City Hall, Claremont, NH

**Meeting Minutes**

**Meeting Called to order by Chair Anita Engel at 7:00 pm**

**Roll Call**

**Present:** Fred Kuriger, Ralph Swift, Anita Engel, Alan Grigsby, Lori Richardson, Russell Fowler, Erwin Caplan, Peter Guillette

**City Staff:** Gerald Coogan, City Planner, Michelle Aiken, Boards and Commissions Coordinator

**Absent:** - Mayor Scott Pope, Richard Warhlich, Chhouen Prach

**Guests:** Members of Conservation Commission, Alice Clay, Chairperson, Steve Wood – Vice Chair, Brendan Armstrong

**I. Minutes of September 25, 2006 Meeting**

**Motion to:** Minutes of September 25, 2006 Meeting approved

**Made by:** Mr. Kuriger      **Second:** Mr. Grigsby      **Vote:** Unanimous

**II. New Business:**

- **Scott & Lisa Hinkley, 10 Lane Ridge Road, Claremont, NH 03743** - Applicant desires Minor Subdivision approval for existing 10.2 Acre lot. Proposed Lot 1 to contain 4.01 Acres with existing Building. Proposed Lot 2 to contain 2.36 Acres. Proposed Lot 3 to contain 2.65 Acres. Tax Map 164, Lot 6, Zone B2.

Mr. Coogan advised that this property came in for site plan approval three years ago for Hinkley's Oil. They now want to subdivide into 3 lots to give the additional lots to his sons. They also want to annex a small part of the property, 1.18 acres, tip of land at the end to Mr. Regan who is an abutter. Mr. Temple the City Public Works Director and Mr. Coogan both feel it is adequate to handle 2 extra lots. Recommend the application be accepted

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

**Made By:** Mr. Kuriger      **Second:** Mr. Fowler      **Vote:** Unanimous

Mr. Grigsby asked Mr. Hinkley if the two new lots are going to be residential. Mr. Hinkley advised that the site has been reviewed for wet lands. Mr. Grigsby asked if there would be any changes to the commercial lot. Mr. Hinkley advised no changes, only clearing of brush. All the paving has been completed.

**Open Public Hearing**

**Closed Public Hearing**

**Motion to:** Approve annexation

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

Mr. Grigsby advised he knows that the highway superintendent has looked into this, although in the future, there is potential for more growth. If there are one or two here and there, they will not have the money to improve the entire road and it will be the City's responsibility at that time. Mr. Grigsby suggested that a modest impact fee be considered for all subdivisions so that future road improvements are financed.

**Motion to:** to approve the subdivision as presented

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

Mr. Coogan advised that at the next meeting we will have Charlie French as a guest speaker to speak with the Planning Board about public participation in the Masterplan. Also Mayor Pope had advised that on November 13<sup>th</sup> he would like the Masterplan Advisory Committee attend the meeting for an orientation.

Mr. Armstrong advised that the first charge of the Conservation commission is that they conduct research into local land and water areas. They also keep index of all open space, natural, aesthetic or ecological areas, marshlands, swamps and other wetlands. They recommend program for protection, development or better utilization of all areas in the index. With these in mind they have begun work on a natural resources inventory. It's a description of the City's Natural Resources and where they can be found. They have provided a hand out with a list of things, existing and potential soil pollution, wetland location, Water shed location, Unfragmented areas of protection, wildlife impact, conservation easements, existing and future, significant recreation resources such as rails to trails, Arrow head, Moody Park, and the adjacent lot and significant wildlife impact.

There are a few reasons to do this natural resources inventory now. Periodically it needs to be revised as more information becomes available and conditions changed which has happened. They are anticipating a revised master plan, they would like to have the natural resources inventory included in it. They intend for the natural resources inventory to be a starting point for a conservation plan that protects and ensures the proper use of local natural resources, that protect wildlife, air & water quality and land use management. They will continue to gather information, from old and new maps that belong to the Conservation Commission. They also plan on making use of the land use section of the 1991 Masterplan. So far they have gathered maps which have been provided by UVLSRPC.

There is a large unfragmented area that belongs to the city which has which houses deer yards and movement trails for wildlife. A lot of the land in Claremont is fragmented land and this disrupts the wildlife. Mr. Grigsby asked if they are looking to have a land acquisition plan certain areas in the City. Mr. Wood advised that yes it may be important to target what conservation efforts we can whether it will be through acquisition or easements, and identify areas.

Mr. Grigsby asked if there is a priority list. Mr. Armstrong has advised that they have spent much of their last meeting discussing their uses and they used the 1991 Masterplan. The Conservation Commission would like to be included in the Masterplan and would like to know if there is any information they can provide for the Planning Board. Mr. Wood advised that their

primary focus is to provide a snap shot in time of the state of the land and water and in the future you will have something to compare it to.

Mr. Swift asked once the inventory is finished, what is the Conservation Commission going to do with that information. Mr. Armstrong advised that they hope that it will be a part of the master plan. Perhaps to guide or form a zoning ordinance here in the city and also be a starting point for developing a conservation plan and maybe out around the reservoirs they should consider conserving and making sure there is no chance it will be developed. They will present their inventory and there ideas for the Conservation inventory. They cannot do anything more than recommend their inventory for the master plan. There was an inventory done in the 1980's that was in the Masterplan from 1991. Mr. Grigsby advised that there is an advisory committee and he recommends sitting in on that committee. Chair Engel advised that also there are some sub-committees for the Master Plan that they could be involved in.

Mr. Coogan advised that the Conservation Commission should get involved and provide this invaluable input and at the next meeting on the 23<sup>rd</sup>. They could come as part of the audience. The goal is to have 2 or 3 large public forums, vision for the future of the city. Mr. Grigsby advised that they could proceed although zoning changes are a product of the Masterplan. The vision of the citizens is reflected in the Masterplan and we encourage the Conservation Commission to participate in the Masterplan. Chair Engel advised that they should go forward with their research and present it to the Masterplan committees and to the Planning Board. Mr. Swift advised that they should be prepared to present their findings and make some changes, but they should not sit there waiting for someone to ask for their input.

### **III. Adjournment**

**Motion to:** Adjourn

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

**Meeting Adjourned at:**              8: 20 pm

**Respectfully Submitted,**

**Michelle Aiken**  
**Boards and Commissions Coordinator**