



Planning Board Meeting
Monday November 26, 2007, 6:30 p.m.
City Council Chambers, City Hall, Claremont, NH

Meeting Minutes

Meeting Called to order by Alan Grigsby at 6:30 pm

I. Roll Call

Present: Richard Wahrlich, Mayor Scott Pope, Peter Guillette, Ralph Swift, Alan Grigsby, Lori Richardson, Russell Fowler, David Roark

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

Absent: Erwin Caplan

II. Appointment of alternates

Mr. Roark appointed as a regular board member in place of Erwin Caplan

III. Minutes of October 22, 2007

Motion to: postpone meeting minutes until December 10th meeting for further review

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

IV. New Business

- **(25-2007) Green Acres Trust & Barry & Arline MacNeil, 23 Foisy Hill Road and 25 Foisy Hill Road Claremont, NH 03743** – Applicants desire Lot line adjustment for Tax Map 85, Lot 14, original area 30.5 +/- acres with annexation of 0.16 acres to Tax Map 85, Lot 14-1 to increase lot size to 2.36 acres. To change existing property line on westerly side of Tax Map 85, Lot 14-1.

Mr. Coogan advised that this is a proposed lot line adjustment to provide more of an entrance and more of a lawn for the MacNeil property.

Motion to: accept the application as complete

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

Mr. Thomas Dombroski advised that the subdivision was completed in 2001 and the MacNeils built a new house, they planted some trees and shrubs and found out that it was over the line and this will resolve that issue. They moved the boundary line to encompass the area they encroached; they will add an additional turn around area in the driveway.

Open public hearing

Closed the public hearing

Motion to: approve the application for the Lot line adjustment as presented

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

V. Workshop Presentation

- **Stephen Pernaw & Co and Tim Golde of Golde Planning & Design** will present information related to traffic and land use issues on Washington Street along with planning / design principals.

Mr. Coogan advised the City is concerned with the development of Washington Street as it is a major highway and as an access point for adjacent properties. The Planning Board has made recommendations in the past and the Board is looking for some guidance, policy recommendations, and traffic management techniques that can be employed in the future as new properties are developed. Two professional traffic engineers will present the information. Stephen Pernaw is a professional traffic engineer and has worked on the Imperial Buffet, the Lavalley's site on Twistback Road and he has worked for Claremont Savings Bank. Tim Golde has his own firm, Golde Planning and Design and he worked as a subcontractor for NH DOT when Washington Street was upgraded in 2003/2005. Mr. Coogan hopes that they might be available in the future for development issues on Washington Street. There are some access issues on Charlestown road that they will discuss.

Presentation on access management for Washington Street and Charlestown Road and recommendations of how to apply principals. A copy of the presentation is on file at the Planning & Development office, 14 North Street.

Mr. Coogan advised that the Master plan comment period has been extended to December 3. In January the Master Plan will probably be brought to the Planning Board.

Mr. Coogan advised that this is the 5th workshop presentation this year and he would like ideas for other workshops. There will be a smart growth techniques workshop on Jan 28th and he is looking for input for future workshops.

VI. Correspondence

- Notice of Decision for Colin and Michelle Premo Subdivision Approval
- Notice of Decision for Ice River Springs Site Plan Approval
- NHDES Application notice for Richard Bascom
- Upper Valley Lake Sunapee Regional Planning Commission – Fiscal funding request
- Planning Commissioners Journal
- 2008 Planning Board Meeting Dates

VII. Public Comment Period

VIII. Adjournment

Motion to: Adjourn

Made by: Mr. Swift

Second: Ms. Richardson

Vote: Unanimous

Meeting Adjourned at: 8:02 pm

Respectfully Submitted,

Michelle Aiken

Boards and Commissions Coordinator