



**Planning Board Meeting**  
Monday January 14, 2008, 7:00 p.m.  
City Council Chambers, City Hall, Claremont, NH

**Meeting Minutes**

**Meeting Called to order by Alan Grigsby at 7:00 pm**

**I. Roll Call**

**Present:** Richard Wahrlich, Mayor Scott Pope, Peter Guillette, Paul LaCasse, Alan Grigsby, Lori Richardson, Russell Fowler, Erwin Caplan, Andy Austin

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

**Absent:** None

**II. Minutes of October 22, 2007 and November 26, 2007 Public Meeting Minutes**

The 900 gallons of water should be 9000 gallons of water

**Motion to:** Approve the October 22, 2007 Meeting minutes as amended

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

Ms. Richardson and Mr. LaCasse abstain from meeting minutes as they were not in attendance.

**Motion to:** Approve the November 26, 2007 Meeting minutes

**Made by:** Ms. Richardson      **Second:** Mr. Guillette      **Vote:** Unanimous

Mr. LaCasse abstained from meeting minutes as he was not in attendance.

**III. New Business**

- **(26-2007) Lawrence Berndt, PO Box 211, Cornish, NH 03746** – Applicant desires Site Plan approval for existing 4,434 sq ft building for renovation and 10,900 sq ft new building on **River Road**, Tax Map 163 Lot 6; Zone I-2. Property Owner of Record the City of Claremont.

The Planning & Development Department received a letter from M&W soils stating that they need further planning for the site and requested the fee be applied to a re-submittal. Ms. Richardson asked if we can set a time limit on the return of the fee. Mr. Coogan advised that the board can set a time limit.

**Motion to:** accept the withdrawal and to keep the fees until they reapply within a year or to apply for an extension after a year

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

**IV. Master Plan Update**

Mr. Coogan advised that the MPAC has met several times in the past year and they are going to continue their review and forward the land use chapter, action plan and land use map to the Planning Board for review and

acceptance. The MPAC had a good meeting last week; a land owner came in and provided some suggestions. Mr. LaCasse asked if they can make changes to the Land Use map. Mr. Coogan advised that they can make changes to all the documents as a Board. Mayor Pope advised that the Land Use map in front of them is the 2<sup>nd</sup> revision. Mr. Coogan advised that the final drafts from the MPAC will be available in late January or February.

## V. Zoning Ordinance #486 – Conservation Residential Development

The planning staff recently received the proposed ordinance and have reviewed it. Mr. David Putnam is the Chair of the Open Space Committee and he is here to explain the ordinance. Mr. Grigsby advised that the committee was quite diverse.

Mr. Putnam advised that the original ordinance was not approved because of some flaws and some public input. They listened to everyone and tried to determine what this means to Claremont. The City has a fair amount of open space. Many varied people were part of the committee such as realtors, builders, a Planning Board representative, a Zoning Board representative, etc. The Meetings were run in a brainstorming format. They did research zoning from other communities and their meetings were 2½-3 hrs. Matt Upton who was previously the City Solicitor for the City of Claremont provided input.

One of the major changes from the first ordinance was that it now includes a special exception from the Zoning Board for approval. The Zoning Board has the ability to say whether or not it fits into a neighborhood or community. Mr. Regan felt that the ordinance needed to include the review from the Zoning Board of whether or not it was right for that neighborhood. Then it would go to the Planning Board for the Site Plan approval. This also gives abutters the opportunity to speak at two meetings. As they were working on the ordinance they had at least a 2/3 vote of 12 members of the committee. They did a lot of research and got a lot of other communities open space ordinances for comparison. Mr. LaCasse asked if there was something in there for wetlands set backs. Ms. Pope advised that the current requirements for wetland setbacks would be used. They had a specific charge to review this ordinance and not change any other planning regulations or laws.

Mr. Grigsby advised that this does not prohibit people from carving up real estate in traditional subdivision layouts, it provides an option for development and areas where we can enjoy the open space. We all live in Claremont for a reason and the Open Space Ordinance provides a way for the City to have open space.

Mr. Grigsby did want to advise that every member of the committee was 100% behind the work of this ordinance. Mr. Tom Brothers from the committee advised that the State has guidelines for open space and one of the things they recommend is that the Zoning Board approves the development. If you went back to the old ordinance you would find that most did not like the fact that the Zoning Board was not included.

Mr. Grigsby and Mr. Putnam summarized the biggest differences between the old and the new ordinances. The new one does not make this form of development a right, a ZBA Special Exception must be acquired; buildable land is the basis for open space calculations; multi family housing is more limited; and less density is permitted.

Mayor Pope expressed gratitude for the committee and the work that was done.

## VI. Other

**Motion to:** to nominate Alan Grigsby for Chairperson

**Made by:** Mr. Guillette

**Second:** Mr. Fowler

**Vote:** Unanimous

**Motion to:** to nominate Lori Richardson for Vice Chairperson

**Made by:** Mr. Guillette

**Second:** Mr. Fowler

**Vote:** Unanimous

**Motion to:** to appoint Chair & Vice Chair

**Made by:** Mr. Guillette

**Second:** Mr. Fowler

**Vote:** Unanimous

Chair Grigsby appointed Peter Guillette for HDC representative

Mr. Fowler would like to remain as the Planning Board representative for the Conservation Commission and will make a decision whether or not to reapply in March when his term expires

## **VII. Adjournment**

**Motion to:** Adjourn

**Made by:** Mr. Guillette

**Second:** Mayor Pope

**Vote:** Unanimous

**Meeting Adjourned at:** 7:54 pm

**Respectfully Submitted,**

**Michelle Aiken**

**Boards and Commissions Coordinator**