



Planning Board Meeting
Monday, December 12, 2005, 7:00 p.m.
City Council Chambers, Claremont, NH

MINUTES
Approved 1/23/06

Meeting called to order at 7:00 pm by Chair, Anita Engel

I. Roll Call

Present: Anita Engel, Mayor Scott Pope, Heather Bopp, Alan Grigsby, Frederick Kuriger, Jim Hanson, Russell Fowler, Erwin Caplan, Allan Berggren, Peter Guillette, Lori Richardson

Absent: Bruce Temple

City Staff: Gerald Coogan, City Planner; Suzanne Ripka, Boards and Commissions Coordinator

II. Minutes of November 28, 2005 meeting

Motion: To accept November 28, 2005 minutes as presented

Made By: Mr. Grigsby **Second:** Mr. Pope **Vote:** Unanimous

III. Old Business:

➤ **Continuation - Michael W. Brown, 116 Mulberry Street, Claremont, NH** – Continuation of hearing for Site Plan approval of proposed restaurant at 116 Mulberry Street. Tax Map 131, Lot 87, Zone B2.

1. Mr. Coogan presents that the case was continued for clarification on:
 - a. ROW (Right-of-Way)
 - b. Truck/Smoker relocation
 - c. Canopy and picnic relocation
 - d. Traffic Flow
 - e. Dumpster and Snow removal relocation
2. Ms. Smith-Banks, co-applicant, co-owner of proposed business, presents that changes have been made. Ms. Smith-Banks points out:
 - a. location of snow storage and dumpster location – trees (natural screening) have been removed – cut down by unknown persons but will be replaced.
 - b. location of truck in front of future proposed restaurant (existing structure). Would still have to have fire inspection prior to opening.
 - c. ROW and traffic flow.
 - d. Smoker being changed to propane. Location is 5 ft from building, canopy, and hood.
3. Chair Engel states that she is sure the city departments will cover necessary safety/building items during the inspection process.
4. Mr. Grigsby questions lack of signage. Applicant states that signage will not be used at this time and that they are counting on word of mouth.

Open Public Hearing.

- No abutters present – closed public hearing
5. Mr. Grigsby addresses letter received from abutter Mr. Agel, regarding concerns of odor permeating furniture warehouse. Applicant responds that these concerns have been addressed in every means possible and the revised site plan reflects these changes.
6. Mr. Kuriger questions time frame for opening. The applicant responds mid April. Ms. Bopp compliments applicants on corrections being clear and concise.

Motion: To approve site plan application

Made By: Ms. Bopp **Second:** Mr. Fowler **Vote:** Unanimous

IV. New Business:

A. Eric and Louise Schultz, 15 First Street, Claremont, NH 03743 - Application for Minor Subdivision Approval submitted; proposed Lot 1 - 0.24 acre with 106' frontage on First Street, proposed Lot 2 – 0.81 acre with 110' frontage on First Street and 20' frontage on Second Street. Current structure exists on proposed Lot 2. Tax Map 121, Lot 61, Zone R2.

1. Mr. Coogan presents that the existing lot is 1.05 acres and the application is for a minor subdivision. Mr. Coogan recommends the board accept the application as complete and then open public hearing.
2. Mr. Grigsby points out nonconforming aspect that appears on the plan. Mr. Coogan responds that this is an existing condition.

Motion: To accept application as complete

Made By: Mr. Fowler

Second: Ms. Bopp

Vote: Unanimous

3. Mr. Dombroski, surveyor of record, presents for applicant. Mr. Dombroski states that the intent is to create a salable lot of lot 1. The lot will be over 10,000 sq ft, and the angle in a line on the plan was created to keep lot away from an existing 10 ft wide drainpipe easement given in 1952.
4. Water and sewer is available on the new lot and the existing lot is currently on city water and sewer.

Open Public Hearing.

- o No abutters present – closed public hearing
5. Mr. Berggren requests confirmation that sewer connection is available on first. Mr. Dombroski confirms that both water and sewer are available.

Motion: To approve minor subdivision as presented

Made By: Mr. Grigsby

Second: Mr. Berggren

Vote: Unanimous

B. Michael Henry, 74 Spruce Street, Brattleboro, VT 05301 – Site Plan Application submitted for proposed restaurant at 126 Washington Street, Claremont, NH 03743. Tax Map 108, Lot 112, Zone B2. Property owner of record: Aly-Jon Trust.

1. Mr. Coogan presents that the location is a very visible site at the gateway to the upper portion of Claremont. The location presents issues with access. Mr. Coogan explains that when inside the site parking area trying to make left hand turn back onto Washington Street is difficult.
 - a. The city recommends signage within the site to rectify traffic flow issues and landscaping.
 - b. The Fire Department will address fire issues when presented with construction plans.
 - c. The proposed 35 seat restaurant needs nine parking spaces. The applicant has agreed to resurface and pave with appropriate markings.
 - d. There will be offsite snow removal and the applicant needs to identify screened dumpster.
 - e. Mr. Coogan recommends the board accept the application as complete

Motion: To accept application as complete

Made By: Mr. Berggren

Second: Mr. Grigsby

Vote: Unanimous

2. Michael Henry, acting as agent for Aly-Jon trust, presents that the site plan is for a new Quiznos and presents menus to the board. HR Block is the only business currently housed in existing space. Proposal is for 2000 sq ft restaurant and smaller 500sq ft office space. Mr. Henry gave brief description of Quiznos credentials.
3. Mr. McCutcheon, surveyor of record, presents that he has consulted with MW soils and can discuss drainage.
 - a. The city is responsible for lighting at street and he will investigate a pole that may be utilized. The parking area lighting is at 2 corners. The left side may be mounted on the utility pole. The utility pole behind the dumpster will have light.
 - b. The door shown on the west side will be main entrance because of proximity to parking lot but planning on redoing front of building may have 2 access points.
 - c. There will be bushes on east side of building. There is not much area for landscaping since Wal-Mart owns and maintains the property between Bowen St and property line.
 - d. Mr. McCutcheon points out designated handicap spaces next to the building
 - e. There will be dumpster screening where the rear and north side will not be visible.
 - f. Propane tank will remain in current location.
 - g. Water – currently there is a 2 inch line coming from the main with no shut off. Applicant will coordinate with the city to install shutoff on line.
 - h. Grease trap will be installed in the kitchen sink. Electric will remain the same.

4. Mr. Grigsby questions if roof in front of building will be reconfigured. Mr. Jon Burbee, Aly-Jon Trust, presents to the board regarding roof reconfiguration. The higher portion in back will remain but will be less noticeable.

Open Public Hearing.

- o No abutters present – closed public hearing
5. Mr. Grigsby states that condition of approval should be well lit entrance for safety reasons. He adds that it is a shame that the property cannot be accessed from Bowen St.

Motion: To approve site plan with condition of well lit entrance

Made By: Ms. Bopp

Second: Mr. Fowler

Vote: Unanimous

IV. Other:

A. Ramuntos:

1. Chair Engel presents questions have been raised regarding Ramuntos proposed application.
2. Mr. Coogan passes out information to board. Mr. Coogan states that the owner of the property is Mr. Desmond Wily who approached the city approximately a year ago with parking concerns. A study was done at that time and the results were that 44 parking spaces are available. The city examined the restaurant proposal internally. It is low impact and in an existing building. The Planning Board site plan review was waived by the zoning officer as per zoning regulations due to no addition to building and impact minimal regarding parking. Has taken this position on other sites such as the coffee shop and initial phase of Granite State College.
3. Chair Engel states she does not think spaces behind the building are viable for customers. Mr. Coogan responds there is a possibility they will be used for employees. The owner of the property owns 5 parking spaces, if the restaurant has 100 seats it would need 25 parking spaces which is provided due to the location being a downtown urban environment. Mr. Grigsby questions differences between restaurants presented tonight and Ramuntos. Mr. Coogan responds that Ramuntos is in a downtown urban environment. The presented sites have higher impact and have site issues. Ramuntos does not have site issues of consequence. There is no area for landscaping; parking is reliant on downtown environment, etc. Mr. Fowler questions if daytime parking would be difficult. Discussion on parking availability.
4. Ms. Bopp expresses that considerations need to be made when developing an urban area. Some site plans do not need board review as long as there are no health or safety issues. The board cannot create parking where there are no options.
5. Mayor Pope questions rule on change of use. Mr. Coogan explains that if there is no impact or development of a site then site plan review is waived. Mayor Pope points out that in the future it may be wise for the Planning Department to make the Planning Board aware of these types of decisions. Mr. Coogan responds that he had planned on addressing the matter this evening but it appeared in the paper before he was able to. Mr. Caplan questions if the other new restaurant on pleasant street (Sophie and Zeke's) is a similar situation. Mr. Coogan confirms. Mr. Coogan states that sites such as apartments will require site plan review in an urban setting.

B. Review of the proposed Zoning Amendment to the F1 Floodplain and F2 Floodway Zoning Districts.

1. Mr. Coogan presents that handouts are a draft presentation created by Jane Taylor, City Solicitor, for City Council. Changes are regarding special conditions and regulations. There are some zone changes relevant to Claremont in the new FIRM map. Mr. Coogan states that this falls under “housekeeping” and that all cities have been given the same information.
2. Mr. Coogan researched due to questions raised by Mayor Pope at the last meeting and found that very little has changed from 20 years ago. The new map is available to view at the planning office. These maps will be adopted when the changes are adopted. Chair Engel questions if they will be available to view electronically. Mr. Coogan responds that the **old** maps are currently available electronically via FEMA website (http://msc.fema.gov/webapp/wcs/stores/servlet/CategoryDisplay?catalogId=10001&storeId=10001&categoryId=12001&langId=-1&userType=G&type=1&parent_category_rn=12009&dfirmCatId=12009).
3. Mr. Dietz is recognized regarding questions on the maps. Mr. Dietz presents his concerns regarding the flood zone and 100 year floodplain. He expresses that the definition of development is being changed and the new definition adds storage of equipment or materials – word development important when you get to division 15 it has prohibited uses section 22-431. Mr. Dietz reads item 3 - Development and Uses. Mr. Dietz states that there is ambiguity in the wording and he is not sure that the intent is to prohibit development. He has 4 acres of flood plain and on it is 2 sheds for feeding horses and manure compost. His concern is that he will not be

able to store manure, materials or park truck – sheds have been there for 10 years but technically in violation. Mr. Coogan clarifies, by reading remainder of definition, development is allowed under 22-432 under special considerations. Mr. Dietz suggests removing development wording and adding “usage” in its stead. Mr. Coogan responds that doing so may run the risk of losing state eligibility. Discussion regarding wording and definitions. Chair Engel thanks Mr. Dietz for his input. Mayor Pope requests clarification on how much of the change is different from original map and ordinance. Mr. Coogan responds definitions change and map change approx 1.2 miles upstream Connecticut River, Sugar River downstream and refers to information that Attorney Taylor has outlined. Chair Engel requests that a decision regarding the maps be put on the agenda for the Planning Board’s next meeting.

C. 125 Pleasant Street and 146 Maple Avenue– 2 automobile repair shops:

Mr. Coogan distributes information and updates the board on correspondence and discussions regarding both locations.

D. Advanced Recycling:

Mr. Grigsby requests update on Advanced Recycling state inspection.

V. Reports of Boards and Committees

1. Chair Engel reminds board members that applications need to be submitted regarding interest in being the Planning Board representative for other Boards, Commissions and Committees
2. Election of Planning Board chair is the 1st meeting in January according to By laws.

VI. Communications:

VII. Adjournment:

Motion: To adjourn

Made By: Mr. Kuriger

Second: Ms. Bopp

Vote: Unanimous

Respectfully Submitted By,

Suzanne Ripka
Boards and Commissions Coordinator