



Planning Board Meeting
 Monday, January 23, 2006, 7:00 p.m.
 City Council Chambers, Claremont, NH

Minutes
Approved 2/13/06

Meeting called to order at 7pm. Chair Engel welcomes City Councilor Ralph Swift as the new City Council Representative to the Planning Board. She also informs the board that City Councilor Heather Bopp will maintain her involvement with the board by holding the City Council Alternate Representative to the Planning Board seat.

I. Roll Call :

Present: Anita Engel, Mayor Scott Pope, Ralph Swift, Alan Grigsby, Frederick Kuriger, Russell Fowler, Erwin Caplan, Allan Berggren, Peter Guillette, Lori Richardson

Absent: Jim Hanson (excused), Heather Bopp

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

II. Minutes of December 12, 2005 meeting

Motion: To accept the minutes of December 12, 2005 as presented

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

III. New Business:

- o **Christine St. Aubin, 130 Old Newport Road, Claremont, NH** – Application submitted for 40.91 acres on **East Green Mountain Road** to be annexed from Tax Map 100, Lot 15, owner Christine St. Aubin, to Tax Map 100, Lot 14, owner Norman St. Aubin. End result being Tax Map 100, Lot 15 total remaining area is 11.06 acres and Tax Map 100, Lot 14 new total area with annex is 52 acres. Zone RR2

Mr. Erwin Caplan recuses himself and Mr. Peter Guillette is appointed in his place.

Mr. Grigsby recuses himself and Ms. Lori Richardson is appointed in his place

1. Mr. Coogan presents plan and points out annexation line. Applicant requests to transfer 40.91 acres from lot 15 to lot 14.
2. Mr. Dombroski, surveyor of record, presents where the boundary line is being moved by pointing out the line that is to be eliminated and the new line that is to be in its place to the west.
3. Mr. Kuriger and Mr. Coogan inquire regarding purpose of proposed change. Mr. Dombroski states that the applicant’s nephew would like to build on the smaller parcel and to his knowledge there are no plans for a subdivision.

Motion: To accept the annexation plan as complete

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

Open Public Hearing:

Abutter	Mailing Address	Map	Lot	Noticed	Hearing
Norman & Christine St. Aubin	130 Old Newport Rd, Claremont	100	7, 1013, 14, 15	1/10/06	1/23/06
Thomas Dombroski - <i>present</i>	19 Myrtle Street			1/10/06	1/23/06
Corbett Builders, LLC	PO Box 34 Washington, NH	100	3	1/10/06	1/23/06
Scott Brown	75 Armory Road Milford, NH	100	4	1/10/06	1/23/06
James and Pamela Fairbanks	278 East Green Mtn. Rd.	100	5	1/10/06	1/23/06
Thomas & Sarah Brothers	265 East Green Mtn Rd	100	16	1/10/06	1/23/06
Leon and Allison Lemieux, Jr	253 East Green Mtn Rd	100	17	1/10/06	1/23/06
Peter and Shari Haynes	46 Canter Place	111, 124	7, 8, 1	1/10/06	1/23/06
Roy Revocable Trust of 1996	53 Craigie Hill Rd	124	2	1/10/06	1/23/06
Maurice Brodeur	208 Old Newport Road	124	4	1/10/06	1/23/06
Kevin Beardsley Et. Al.	212Old Newport Road	124	5	1/10/06	1/23/06

No Abutters present - Close Public Hearing

4. Mr. Kuriger questions if septic plan should be shown. Mr. Dombroski states that it will come at a later date. Mr. Coogan states that there is no need since no new lots are being created.

Motion: To approve the lot line adjustment

Made By: Mr. Kuriger

Second: Mr. Berggren

Vote: Unanimous

Mr. Caplan and Mr. Grigsby rejoin board.

IV. Other:

o Master Plan Update Process

1. Mr. Coogan presents that the Claremont Master Plan was last updated in 1991. A Master Plan is important because it is the basis for land use regulations. The goal is to encourage compact development while preserving open space. The purpose is to be proactive to development.
2. Mr. Coogan states that the process could take from 2 to 3 years and suggests beginning by reviewing the Master Plan and the 2 components that are mandatory, Vision and Land Use. Mr. Fowler states that there was something started for the Vision plan in 1998 or 1999 and references an extensive meeting in the conference center. Mr. Coogan has made previous attempts to find documentation on this and states that he will renew the search. Mr. Fowler recommends contacting Mr. Clay Hawkins. Mayor Pope adds that Mr. Steve Griffin may also be able to provide information.
3. Mr. Coogan refers to handouts that were provided to the board for guidance and stresses importance of identifying where we are now in Claremont's development process, where are we going, where to we want to be in 5 to 10 years and the action plan-end result.
4. Chair Engel questions budget monies that have been set aside for the Master Plan and how the resources will be used. Mr. Coogan responds that he believes there is between \$5,000 and \$10,000 designated to the Master Plan in the City Manager's budget for this year. Mr. Swift states that the school board went through a similar process last spring which did involve 5 or 6 meetings with an onsite facilitator. Sorting is not involved at that time. The purpose is to lay out what you would like to see happen, no value judgments, proceeds into objectives and goals and then prioritize, took 4 to 6 meetings. Chair Engel adds that Facility and Action Committees were an outcome of the process. Mr. Coogan responds that some communities go further and have a Master Plan Advisory Committee. Mr. Berggren states sharing information URL would be helpful. Ms. Ripka to email URL to members.
5. Chair Engel states that in this type of setting questions are to be referred to Mr. Coogan
6. Mr. Coogan requests input from each individual board member on how they would like to see Claremont develop:
 - a. **Mr. Caplan** - A better job market with more diversity and higher income/skilled positions.
 - b. **Mr. Fowler** - Better paying full time jobs, good housing, and decent housing for all income levels.
 - c. **Mr. Berggren** – Open spaces is a big issue, create more park lands - NH Society for Preservation lands, new community center. Mr. Coogan questions if there is an active land trust. Mr. Caplan responds Upper Valley Land Trust includes Claremont.
 - d. **Mr. Grigsby** – Important to preserve the way of life. Avoid lack of open space, congestion, and preserve quality of life. Many choose living in small town America – see if people in Claremont have ideas in that direction and see how that can be incorporated.
 - e. **Chair Engel** - Downtown development with an identity of being a destination spot – see an identity of uniqueness that will draw people in – restaurants, artisans, assets, bring people in looking for arts and find ways of supporting those activities. More businesses similar to the Blackberry Patch that offers a learning experience along with outstanding art materials, interactive and not as many shops that are old things.
 - f. **Ms. Richardson** - Agrees with Chair Engel – maybe more of a nightlife, unsure of walking through area at night in summer , more events that inspire community involvement - chili cook off was a huge community event, somehow provide something to encourage more people to walk and enjoy the historical aspects of Claremont.
 - g. **Mr. Swift** – Balanced growth in the downtown area in particular – smaller and specialized business draws smaller numbers, does not want to become a bedroom community – image of being suburb of the upper valley. Important to be oriented around citizens of Claremont.
 - h. **Mayor Pope** – Important to note that Claremont is one of the last developable cities on the east coast and the river, agrees with Mr. Berggren on preserving green space and parks. Would like to look at

how subdivisions are done, look at resources and industrial possibilities, transportation, retail, recreation, reasons to be here, be self sustaining as much as we can have potential to be a suburb due to resources. Sustainability, a lot of things to look at, affordable housing, assess what we have in community and what we want to be, focus on infield development.

- i. **Mr. Grigsby** – Claremont has a unique resource with old buildings that can be developed it would be proactive to offer the space.
- j. **Mr. Kuriger** – Balance in growth – wants Claremont to be all things for all people – parks, green space, rivers, kayaking ramp. Vibrant downtowns are important; (Keene, Woodstock, and North Hampton Mass) shops have to be used. There are too many vacant buildings downtown, the Brown Block is an eyesore, would like to see a heritage museum, historical society is under used – maybe something downtown celebrating Claremont’s history. The property taxes are high, need to work on infrastructure – cannot attract new residents with streets in current condition, and it is difficult to find housing.
- k. **Mr. Guillette** - People cannot afford to buy homes in Lebanon and Hanover, Grantham has experienced tremendous growth and the quality of life is fantastic. Type of growth is important, Claremont’s economy has changed –used to be manufacturing – now different types of business are attracted to downtown Claremont, need to attract type of business that promotes positive growth. Currently, the city does have the support system, tracking business is very important; bringing people in is important, infrastructure is awful and needs to be worked on. The streets are awful; we have 5 parks, important to advertise assets. Small manufacturing businesses located in industrial parks.
- l. **Chair Engel** - Celebrate the school systems, find a way to celebrate schools and show that any child in Claremont has the opportunity to have an excellent education. It is important to stop apologizing for being from Claremont
- m. **Mr. Kuriger** states that the high school is 150 years old and eventually something will need to be done
- n. **Mr. Caplan** states that a bedroom community would increase taxes considerably. A more visible police force in downtown Claremont is important. Mr. Coogan questions if board members feel safe downtown at night. There is a mixed response from the board.
- o. **Mr. Berggren** - does not feel threatened walking but the DPW and school system should get together and provide walkway for kids. Currently, the sidewalks are not properly cleared for use during the winter. Attended Winter Fest at Lake Moray, could offer a similar event or hikes around all the hills of Claremont, celebration of trails. Alternate transportation should be explored; Claremont can become a trendsetter in providing transportation. Could offer a local initiative in recycling and curb side pick-up.
- p. **Mr. Swift** – One good small company is very congealing, a lot of small companies are glue for a city – 1/3 professional, 1/3 production – good mix, do not want all production, MDs, dentists, plant managers etc.-balanced growth in industrial world is not what it used to be would rather have 10 to 20 companies with 20 employees each than 1 company with 100 employees.
- q. **Mayor Pope** expresses understanding regarding frustration with training. Requests that Mr. Coogan provide census data that is more recent and not flawed.

7. Discussion regarding sidewalks

8. Mr. Coogan suggests that the next meeting cover the zoning map and if there should be any changes in land use and zoning map

9. Discussion regarding frequency of Master Plan discussion. Decision made to continue momentum for next 3 to 4 meetings at this time.

o **Proposed Zoning Amendment to the F1 Floodplain and F2 Floodway Zoning Districts.**

1. Mr. Coogan states that the 2 amendments have not changed and were adopted by City Council in January
 - a. Chair Engel requests copies of the final flood plain maps

o **Elections and Appointments**

1. Planning Board - Chair and Vice Chair

Chair Engel requests that Mayor Pope take over for the nominations of Chair and Vice Chair. Mayor Pope accepts.

- 2.** Mayor Pope entertains nomination for Chair. Mr. Grigsby nominates Mr. Kuriger. Mr. Kuriger declines. Mr. Fowler

Motion: To keep the same slate of Chair, Anita Engel and Vice Chair, Alan Grigsby.

Made By: Mr. Fowler

Second: Mayor Pope

Vote: Unanimous

3. Chair Engel questions the reason for the ? symbol next to Zoning Board appointment. Mr. Coogan responds that the City Solicitor feels that a Planning Board member on the Zoning Board has the potential to be a conflict of interest. Mr. Caplan states that it could only help to have a Planning Board representative on the ZBA but he does not wish to continue in that capacity. No other board members currently have an interest in being Planning Board Representative on Zoning Board. Chair Engel tables for the time being and suggests that any member that does show interest should contact Mayor Pope.
4. **Conservation Commission** – Mr. Berggren expresses interest in continuing as representative despite attendance record. Mr. Fowler states that he would be glad to serve as alternate if Mr. Berggren notifies him that he is unable to attend. Chair Engel appoints Mr. Berggren as the primary representative and Mr. Fowler as the Alternate Representative.
5. **Historic District Commission** – Mr. Kuriger would like to nominate Ms. Richardson and she is interested. Chair Engel appoints Ms. Richardson as the Planning Board Representative to the Historic District Commission
6. **TRC** – Mr. Grigsby would like to continue attending TRC meetings. Chair Engel states that if Mr. Grigsby is willing to continue it would be a valuable asset.

V. Reports of Boards and Committees

- HDC meeting this coming Thursday
- CC mindful of ongoing violation of infringement to Rail Trails

VI. Communications:

- Discussion regarding ongoing yard sale on Washington Street. Building owner has communicated to the city that the building is to be sold and the activities should end.

VII. Adjournment:

Motion: To adjourn

Made By: Mr. Kuriger

Second: Mr. Grigsby

Vote: Unanimous

Meeting adjourned at 8:45 pm.

Respectfully Submitted By,

Suzanne Ripka
Boards and Commissions Coordinator