



Planning Board Meeting
Monday, February 27, 2006, 7:00 p.m.
City Council Chambers, City Hall, Claremont, NH

MINUTES
Approved 3/27/06

Meeting called to order at 7:00 p.m. by Chair Anita Engel

I. ROLL CALL

Present: Anita Engel (Chair), Alan Grigsby (Vice Chair), Mayor Scott Pope, Ralph Swift, Jim Hanson, Frederick Kuriger, Erwin Caplan, Allan Berggren, Russell Fowler, Peter Guillette, Lori Richardson, Chhouen Prach

Absent: Heather Bopp

City Representatives: Jerry Coogan, City Planner; Katrina Spaulding, Administrative Assistant

II. MINUTES OF FEBRUARY 13, 2006 MEETING

Mr. Fowler would like to correct the motion vote in the Roger Landry Site plan decision to reflect that both he and Mr. Caplan should both be opposed. Mr. Kuriger states that Soils Engineering was listed as an abutter but should rather be listed as an applicant.

Motion: To accept the minutes of 2/13/06 as corrected.

Made By: Mr. Berggren

Second: Mr. Swift

Vote: Unanimous

Chair Engel points out that the packets being delivered for the current meeting were delivered in an untimely manner as a result of the postal service and in no way reflects back upon the Planning and Development office.

III. NEW BUSINESS

Walter and Judith White, Jr, 157 Clay Hill Road, Claremont, NH 03743 – Applicant desires Minor Subdivision approval for existing 3.75 acre lot. Existing house to remain on 0.8 acre of proposed Lot 1. Proposed Lot 2 to be 2.95 acres with proposed new house. Tax Map 70, Lot 32, Zone R1.

Mr. Coogan stated that in his opinion the plan is complete.

Motion: To accept plan as complete

Made By: Mr. Grigsby

Second: Mr. Kuriger

Vote: Unanimous

Mr. Dombroski, surveyor of record, presents that the intent of the subdivision is to build a new house on the proposed lot. The subdivision has DES approval, proposed lot frontage is 50 feet on Clay Hill Road and proposed driveway has been viewed by DPW (Department of Public Works) and will need a permit. Driveway grades will be 100 feet at 14% which is suitable to the location. Line of site is clear. The property is all sand and not a problem for cuts or fills for a driveway. Both lots will be city water, water pressure has been tested by DPW, septic system approved by DES and shown on plan. Mr. Hanson asks about the distance from the garage to the edge of driveway. Mr. Dombroski replies about 25 feet.

Open Public Hearing: Abutters Roll Call

Present: Walter and Judith White, Christopher and Kimberly Gogan, Henry and Joyce Gogan, Thomas Dombroski, Donald Girard, Sr.

There are no comments from any of the present abutters.

Mr. Hanson feels that the driveway is in the best position for the lot considering the sight distance but questions runoff. Mr. Dombroski responds that the water from the driveway is easily diverted and describes proposed use of swale and pond area below. Mayor Pope inquires if the Fire Dept. has any concerns regarding the driveway slope. Mr. Coogan responds that this was addressed at the TRC meeting and was not a concern with the Fire Department or DPW. Mr. Berggren states that there must be a pretty significant slope down to main street. Mr. Dombroski confirms steep but the site map shows Grannis Street which is proposed driveway location.

Close Public Hearing

Motion: To approve subdivision plan for 157 Clay Hill Road

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

Claremont Development Authority, 14 North Street, Claremont, NH 03473 - Applicant desires Minor Subdivision approval for existing 11.87 acre lot on **River Road, Claremont, NH 03743**. Proposed Lot 1 to contain 2.58 acres. Proposed Lot 2 to contain 9.29 acres. Tax Map 163, Lot 6, Zone I-2.

Mr. Swift recuses himself. Mr. Guillette is appointed in Mr. Swift's place.

Mr. Coogan states that this land is owned by the Claremont Development Authority which is a city board. This project has been an ongoing effort for a couple of years and has recently been awarded a grant through the Community Development Block Grant program. The project will be funded through HUD and White Mountain Child Care. There are about 600 employees that work out in this industrial area and there are signs that there is a great need for a business of this type. This Process will occur in three steps:

1. Subdivision Approval – tonight's meeting
2. Zoning Board approval for the special exception of the development of this site
3. Site plan review with the Planning Board

The City has reviewed the subdivision and asks for the Planning Board to accept the Plan as complete.

Motion: To accept the plan as complete

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

Mr. Dan Mullen from Richard Bartlett & Associates, surveyor of record, presents the plan.

Mr. Hanson questions if proposed location of the school is in the back closest to the lot line. Mr. Mullen confirms.

Mr. Grigsby inquires regarding line of site Mr. Coogan responded that the line of sight would be about 250- feet better to the south than to the north. Mr. Fowler and Mr. Hanson are in agreement that the driveway permit will be issued by the state being that the road is a state road.

Open Public Hearing: Abutters Roll Call:

Present: Claremont Development Authority, Justin Couture

In Favor: Joe Gorman, Chairman of CDA, states that this use of the property would benefit the community collectively. The line of sight for this lot is better than Ashley's Landing going north on River Road. Chair Engel asks for project timeframe and Mr. Gorman replies very quickly once things get started, perhaps the fall.

Mr. Hanson asks how big the structure will be when completed to which Mr. Coogan answers approximately 4,800 SF.

Opposed: Mr. Leo Paul Couture, father of abutter Justin Couture, feels that this will have a negative impact on his son's property. The property being compromised is only .12 acres so depending on how the building is laid out, the structure could come as closely as three feet from his son's back deck. When the property was purchased in June of 2005, the owner was not aware that there were any plans for development of this abutting property. Since this building is going to be on the northern end the concern is the layout of the proposed building plan. Mr. Coogan informs Mr. Couture that this would be a Site Plan Review question. Mr. Couture questions why the building is being proposed to be built on the northern portion of the subdivision. Mr. Gorman responds that this site was chosen to meet the foreseeable needs of the child care center. The soils and topography to the south would keep the other property developable for future needs. Mr. Fowler voices concerns regarding water diverting to the Couture property. Mr. Couture voices his concerns that they have a residential lot of .12 acres surrounded by commercial land. Chair Engel feels that these concerns could be appropriate for the Zoning Board. Mr. Coogan states that this land has been zoned Industrial for many years. Mayor Pope questions the accuracy of the property lines. Mr. Couture states that they are accurate and is surprised that the building will be located on the northern end. Mr. Couture states that this land is very wet and may not be conducive to building. Mr. Kuriger requests clarification on what the Planning Board should be considering when it is presented with a subdivision proposal. Mr. Coogan responds that the board needs to determine if a subdivision meets the regulations, looking for the proper sizes for zoning, technical aspects of the regulations, and making sure that the data is accurate to determine boundaries. Mr. Coogan states that this subdivision is complete.

Mayor Pope states that the 25 ft building setback is being met and inquires if the driveway could be included in this setback. Mr. Coogan responds that it can be within the 25 foot setback that is already being considered.

Close Public Hearing

Motion: To approve subdivision plan for Tax Map 163, Lot 6

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

Mr. Caplan would like to speak on Landry Site Plan application that was approved at the previous meeting. He feels that information given by the applicant was not accurate. Mr. Caplan also felt that the board being told that Mr. Mans was in agreement to the site plan was not true. Mr. Caplan adds that Mr. Landry's business will now be re-locating to Charlestown. Mayor Pope voices concerns regarding this type of situation and inquires how it should be handled. Mr. Coogan responds that if the applicant gives incorrect information then there can be a re-hearing and the site plan could be revoked. Mr. Coogan adds that he understood that the easement that was shown on the record was shown on the revised plan and that Mr. Mans didn't voice an objection nor did he have a chance because he may have been away. The plan was revised, and accurate information was given on the plans following a meeting with Mr. Mans.

IV. OTHER

Continue Discussion on Master Plan Update Process

Mr. Coogan and Anthony Lyons met with Tara Bamford from UVLSRPC on creating an outline for working with the Master Plan. Such things discussed were work tasks such as a visioning session, land use, and preliminary budget. The initial concern was to get a visioning session together for late spring, early summer or early fall.

The question is whether or not to take a fresh approach and start from scratch or to revise the existing plan as it stands.

Mr. Grigsby thinks that a survey could be done involving the Claremont citizens. Another approach would be to have meetings to create a basis for a survey and solicit some opinions of the community.

Mr. Swift feels that it is better not to drag this out indefinitely. On a Master Plan it would be better to start on it now. A plan needs to be current and up to date and long range planning needs to be looked at annually so that objectives are being met. He feels that the 1991 plan needs to be looked at and revised from there.

Mr. Berggren feels that in fairness to the community, meetings and surveys should be conducted to involve the community. This would give people a chance to respond to what they would like to see happening in the community.

Chair Engel thinks that an election would allow for a survey to be conducted. She wants to know if there are samples of surveys that could be done. She felt that during the primary election this was a possibility. Mr. Coogan says that Tara Bamford may be supplying some examples of what could be done. Chair Engel feels that it is really hard to get a good return on surveys.

Mr. Coogan suggests that something for Claremont residents be done interactive through the web site. Mayor Pope responds that this would efficiently use time and resources but there would be a need to verify that each resident only submitted input once.

Mayor Pope states that having a presenter come before the board to explain what the master plan process involves. Chair Engel adds that the guest speaker and facilitator meetings should be aired on CCTV.

On a survey getting 5% would be valid and very good for this population size. Mr. Swifts states that this is standard for surveys. Mr. Guillette asks how this survey would be funded. Mr. Coogan responds that preliminary money is available along with Special Projects funds that have been set aside in the City Manager's budget. Mr. Coogan to make arrangements for guest speaker. Chair Engel thinks that the last week of March or the last week in April would be a good time to have someone come to present the information.

Mr. Coogan says he will not be available for the March 13th meeting and there are also no cases to be heard for that date either.

Motion: To cancel the meeting for March 13th

Made by: Mr. Grigsby

Second: Mr. Berggren

Vote: Unanimous

V. REPORTS OF BOARDS AND COMMITTEES

Mr. Berggren states that there hasn't been anything done about the removal of vehicles off of the trails. Mr. Coogan responds that he will follow up.

VI. COMMUNICATIONS

Mr. Fowler states that Gary's Tire and Auto has not presented an updated Site Plan to the Board as of yet. Mr. Coogan responds that the business owner has hired Mr. Dombroski to work on this for him. There appears to be two businesses running out of this facility and he has been asked to submit a revised plan.

VII. ADJOURNMENT

Motion: To Adjourn

Made by: Mr. Caplan

Second: Mr. Swift

Vote: Unanimous

Meeting Adjourned at 8:10 pm

Submitted by,

Katrina Spaulding