



Planning Board Meeting
Monday April 23, 2007, 7:00 p.m.
City Council Chambers, City Hall, Claremont, NH

Meeting Minutes

Meeting Called to order by Alan Grigsby at 7:05 pm

I. Roll Call

Present: Peter Guillette, Richard Wahrlich, Alan Grigsby, Lori Richardson, Russell Fowler, Erwin Caplan

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

Absent: Ralph Swift, Mayor Scott Pope

II. Minutes of April 9, 2007

Motion to: Approve the minutes of April 9, 2007

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

Mr. Grigsby abstained as he did not attend the meeting.

III. New Business:

- **(08-2007) Richard Bascom, Box 1444, Claremont, NH 03743** - Applicant desires Site Plan approval for a 14,000 SQ. FT. steel building for manufacturing and warehousing at **513 River Road, Claremont, NH 03743**, Tax Map 186; Lot 6; Zone II.

Mr. Coogan advised that Mr. Bascom currently has a building on the existing road and he would like to build an additional building that will be warehousing and manufacturing. There is a road that leads to the existing building and the applicant is going to extend that road about 300ft and build a new building. The new building will be Leadership in Energy and Environmental Design "LEED", energy efficient, "green building" which is becoming more of an acceptable way to build in this day and age. The building will be a Steel type building; they are proposing two rain gardens as part of the storm water management. M& W Soils is proposing a Low impact development and this is what Carolyn Russell talked about on March 26, incorporating these concepts, to use as much water on site. The land has some sloping topography. There will be 15 spaces for parking which exceeds the parking requirements. The road was previously approved as part of the subdivision and based on that, we requested that the applicant obtain an internal review of their work. A letter from the reviewer of the plan has been provided. There is sufficient information on the plan and we recommend accepting the plan as complete.

Motion to: accept plan as complete

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

Mr. Randy Rhoades advised they are proposing a 14,000 sqft manufacturing building. They are only proposing 6 employees at this time. There will be a new paved road as part of a subdivision that was approved in 1989. They are trying to keep the pavement to a minimum as part of the LEED certification. There are drainage

details on the plan, there are rain gardens on the north & south ends of the facility. It is a depressed area that will carry the water and per 90% of your storms, the rain water will be retained in the area. The plan is that all storm water will be retained on site.

Mr. Grigsby asked if the rain gardens have to be mowed. Mr. Rhoades stated that the area is mulch and would not have to be mowed. There are two areas on the plan that will have to be mowed and maintained. Mr. Grigsby asked what happens when there is more than 1" of rain. Mr. Rhoades advised that the entire system is designed to pick up the 25 year storm. They have made provisions for that as part of the storm water management. Mr. Grigsby asked about that sewer. Mr. Rhoades advised that the sewer lines will be extended from the existing line at Davis Frame up the new road and it will be a combination septic tank pump chamber in front of the building. Mr. Grigsby asked what happens to the sewage for the remaining lots as they are built out. Mr. Rhoades advised that there are several options for that, there is an easement through the subdivision so that they can run a larger forced main system to the City system and when it gets to that point they can be gravity fed up to the cul de sac, there are plenty of options.

Mr. Fowler asked if the new road is going to be built to City specifications. Mr. Rhoades advised that layout and cross sections were approved back in 1989 and the updated plans have been given to Mr. Temple. The intent of the applicant is to have the city approve the road and take it over. Mr. Coogan advised that the plan has been approved, but the road has not been accepted yet. Right now it is a private road and is being developed incrementally. The road will not be accepted until the City inspects it and makes sure it is built to the City's standards. The intent is to build it to City standards. Right now the road is only being built an additional 300 ft, when the entire subdivision is built out that is probably when the applicant will request for the City to take it over.

Open public hearing

Closed public hearing

Mr. Grigsby stated that the complexity of the situation brings up the question of third party engineering although they are still in the discussion of the qualifications. He is impressed with the green gardens, etc on the plan.

Motion to: approve the plan with the 4 conditions

1. Receipt of the federal NPDES discharge permit approval;
2. Receipt of City water and wastewater treatment facility permits;
3. Submittal of a recordable site plan and
4. Provision of suitable security (i.e. cash, completion bond, irrevocable letter of credit) to cover all appropriate site improvements including but not limited to the extension of approximately 300 feet of private road, internal roadway, drainage and landscaping.

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

- **(09-2007) Norman St. Aubin, 130 Old Newport Road, Claremont, N.H.**— Applicants desire Major Subdivision approval for existing 114 acre lot on East Green Mountain Road, **Claremont, NH 03743**. Proposed Lot 1 to contain 1.98 acres. Proposed Lot 2 to contain 1.66 acres. Proposed Lot 3 to contain 1.29 acres. Proposed Lot 4 to contain 1.54 acres. Proposed Lot 5 to contain 107.5 acres. Map 100, Lot 7; Zoning District: RR2 & AR

Mr. Coogan stated that this property has some history and Mr. St. Aubin wanted to do what we would call pork chop lots which are long skinny lots with a lot of land at the end. He wanted to do 10 long skinny narrow lots; the office did not feel that these were very creative. He now wants to subdivide 4 frontage lots and leave the 100 acres in the back. The boundaries that he is creating are keeping with the zoning boundaries. If you look at

the map you can see an access road. The plan shows the septic areas, also the well radius and the proposed driveway locations. Based on the information you have, we feel that you have enough information to accept the plan as complete.

Motion to: accept plan as complete

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

Mr. Tom Dombroski explained the wetlands, setbacks, driveways, etc are shown on the plan. There is a right of way off to the right, just beyond the pond. They have submitted subdivision applications to the state and they are waiting for that approval. Mr. St. Aubin plans to sell the lots. This is phase 1 and then after this is completed and the properties are developed they will work on Phase 2 for the back lot. There would be a road built back there and it would be next to lot 4. Mr. Grigsby asked if that area is entirely wetlands. Mr. Dombroski advised that it is not entirely wet lands, but there is a permitting process that they can go through. Mr. Grigsby asked if they plan on mitigating the wetlands and building the road. Mr. Dombroski advised that they would be doing that with phase 2. They will have to get approval from DES prior due to all the wetlands. Mr. Grigsby asked the driveway appears to be crossing the 4K area. Mr. Dombroski advised that it doesn't have to be there but it wouldn't matter if it was. The size of the leach field would be large enough. They completed the test pits in March; the soil appears to be well drained.

Mr. Dombroski advised that PSNH would be moving the power lines within the next couple of months. There is an easement from PSNH approving them to install the leach fields under the power lines. Mr. Grigsby asked if there is there a time line. Mr. Dombroski advised it wouldn't matter how long it takes because they could still use the land.

Open Public hearing

Mr. Norm Blouin is an abutter and advised that he has lived in this area for about 30 years. He is worried about the water run off East Green Mtn Road. This is a one lane road and he feels that it is going to create a water problem. There was a proposal for a 6 lot subdivision, then it was changed to 4 lots and he was required to build a cul de sac. If they do that subdivision which is phase 2, there are going to come into a single lane road. There will be a major water problem. He is suggesting that there be some drainage work done. It is Mr. St. Aubins property, but he thinks that the water/drainage and road needs to be taken care of before the subdivision is approved. Mr. Coogan noted that the road is paved up to lot 3, lot 4 and lot 5 are the only part that are not paved. Mr. Blouin advised that there is a bus that comes up the road and it is a chocolate pudding road and the bus could not get up there to turn around this year.

Mr. Arthur Luce stated that he has a couple comments about the plan. There is no indication about the contour information, where does it come from, is it GIS or what? The overall slope on lots is up to 25%. These are very steep lots. The driveways show them going over the leach fields, there is a requirement that the leach fields be raised beds. You would have a slope and then add the raised bed. Just a comment that 1/3 of lot 4 is shown as wetland. There is some conflict between the two sources of information for the soil tests. It doesn't affect the plan too much but there is a stone wall on his property that is not shown on the plan. In the past two years there has been substantial increase in the traffic on East Green Mountain Road, especially since the Cul de sac has been built. There is a very dangerous intersection at the Old Newport Road and East Green Mountain Road, he said. Mr. Luce stated that a possible solution would be to move the paved portion of the road to the east and create a better site line. Concerned residents would like to see the road improved at the East Green Mountain Road and Old Newport Road and be a condition of approval for the subdivision.

Mr. David Perry advised that he is not an abutter but he is a resident of the area. There was a subdivision a few years ago and there was a lot of concern about whether it was going to be major or minor subdivision. The person doing the subdivision was going to upgrade the road and he would have to address the drainage. The

Planning Board at that time said they would keep an eye on anybody in the future who subdivides in this area. There are some things the Planning Board can request if they are worried the neighborhood would be upset. The cul de sac where the pavement ends needs to be improved or another cul de sac needs to be built so that people will not go up the road to turn around. If the 4 lots are approved he would like the area where the driveways are coming into the road paved along with a new cul de sac built. There is also a big problem at East Green Mountain Road and Old Newport Road needs to be addressed because it is a safety concern. He also wants to know if there were any covenants on this subdivision. The other subdivision was required to have them. He also wants to know about sprinklers, the Fire Department required that sprinklers be installed on the previous subdivision. He wants to make sure that they are all required to have sprinklers, it is only fair. There is also a sharp corner on that road that he is concerned with.

Ms. Andrea Squires advised that she also has some issues she would like to bring to the board's attention. She bought a piece of land from the subdivision that they are talking about. She wants to mention that there are bad intersections on this road, this is a safety issue, and the road is not wide enough. There are no signs, speed limits, etc on this road; there could be caution signs or speed limit signs. There will be more trucks, a lot more traffic if this subdivision goes through. She is also concerned with the drainage ditches one each side of the road. There were covenants on her lot where one of the things was that all residential lots had to have sprinklers and she wanted to know if this subdivision would include this, not only did they have to put it in but they are also taxed on it. She is also concerned about the runoff, the mud season was deplorable. Some residents had to park at Kmart because they couldn't get to their driveways. Because of the poor drainage and runoff they had to put in several thousands of dollars due to drainage on her property.

Mr. St. Aubin stated that the lots he has are not the same as Ms. Squires, they do not have the same water issues. The water is an issue beyond his property. He is getting blamed for all the traffic issues on this road and the cul de sac which have nothing to do with his property. All the property around there is on the up hill side and there are water issues with the culverts that the city was supposed to fix. The bus has always turned around at his farm; he does not know why the school buses would turn around at the cul de sac, since there are no children up there.

Mr. Grigsby asked if Mr. St. Aubin plans to put any covenants on his deeds. Mr. St. Aubin advised that he is not at that point yet, although there will be no shacks, there will be covenants on his properties but he does not know what he will require at this time. Most of the properties have been subdivided in this area, with the exception of a couple; he is not sure why there is a problem with his all of a sudden. He thinks the neighbors should buy the property and then they won't have to worry about the property being built on. Mr. Grigsby asked if the septic tanks will be raised. Mr. Dombroski stated that they will be as much as required.

Ms. Squires stated that she feels that the road and drainage needs to be addressed, it is nothing personal about the subdivision. She is just worried about the extra traffic. She also feels that everyone should have the same covenants as she has.

Mr. Fowler asked how big the trucks that come up the road are. Ms. Squires advised that there are oil trucks, Fedex, UPS, garbage trucks 6 or 7 times a week.

Mr. Grigsby stated just as a note, the board has voted to support an ordinance that would require sprinklers in all homes, but that is up to the City Council to approve. The 2006 building code will require sprinklers and that is the direction fire safety is heading.

Mr. Blouin advised that 27 years ago in order to get a building permit he had to get a driveway pipe under his driveway. He hopes that this would be required also for this subdivision.

Mr. Coogan advised that a lot of valuable information has been brought forward and it may be a consideration to continue after a site visit and also so that the applicant can provide information that will respond to the road, drainage, etc.

Ms. Dottie Luce is an abutter and she thinks that the Planning Board should address the discrepancies and determine what new impact might follow with this development.

Mr. St. Aubin advised that he has spoke to the highway dept about the road. They have been repairing the road and they have trucks going up and down the road carrying stone to fix the road. The city has tried to fix the road, but they have not done a very good job. He would grade the road, lay fabric down and then install gravel over it and it would last forever. The fabric that he installs on the roads that he builds would make the road last forever and they wouldn't have to redo it every year.

Closed public hearing

Mr. Grigsby asked Mr. Coogan about a subdivision they had recently received that involved improvements to the city road. Mr. Coogan advised that this is new information to him brought by the abutters. If the road is not in acceptable condition then they can require the road to be improved.

Board consensus to do a site visit on Tuesday May 1, 2007 at 5:00 pm.

Motion to: continue the application to the next meeting May 14th after a site visit has been done

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

IV. Reports of Boards and Commissions

Mr. Grigsby stated they are making progress on the open space committee.

V. Adjournment

Motion to: Adjourn

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

Meeting Adjourned at: 8:34 pm

Respectfully Submitted,

Michelle Aiken
Boards and Commissions Coordinator