



Planning Board Site Visit Meeting
Monday May 1, 2007, 5:00 p.m.
East Green Mountain Road, Claremont, NH

Site Visit Meeting Minutes

Meeting Called to order by Alan Grigsby at 5:15 pm

- I. Present:** Richard Wahrlich, Alan Grigsby, Lori Richardson, Russell Fowler, Ralph Swift
Norman St. Aubin, Tom Dombroski and Abutters present: Norman Blouin, David Perry, Arthur Luce
City Staff: Michelle Aiken, Boards and Commissions Coordinator; Tom Woodley, Highway Superintendent
Absent: Mayor Scott Pope, Peter Guillette, Erwin Caplan

II. Site Visit:

- **(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

Group reviewed the boundary lines with Tom Dombroski for the 5 lots along the road. Upon arrival the group found that the City had recently dug a ditch on the left side of the road and diverted the water. Mr. Woodley advised that the ditching will be finished by the end of the year.

Note: The pavement ends at the middle of lot 3.

Mr. Woodley advised that due to the frost and the amount of rain so early in the year it caused a mess on the road, this is not normal for this time of year. The City plans to repair the road, add fabric to the road and add gravel which should stop the mud problem for a few years. The plan is to make the repairs to the road by the end of the summer.

Mr. Luce asked if the ditch would be dug further up the road. Mr. Woodley advised that they just ran out of time and that the City will be finishing up the ditch to about lot 5.

Mr. St. Aubin showed where the proposed road would be to lot 5 and they would obtain an engineer for this area for phase 2 of the project.

Mr. Blouin was concerned with the side should on the left of the road is always soft and he is concerned with the width of the road when you have a car on each side. Mr. Woodley advised that on most rural roads 18ft is sufficient and the road appears to be adequate. He did also state that some parts of East Green Mountain road are different widths, there are some parts that are 30 and 50ft wide.

Mr. Perry advised that he would like to see a Cul de sac put in the new subdivision so that people would turn around there instead of going to the end of the road where it is unpaved.

Mr. Luce asked everyone to take a look at the intersection of East Green Mountain Road and Old Newport Road, it is a very dangerous intersection and he felt something should be done about it. Mr. Grigsby stated that it is not the Planning Boards purview to regular intersections. Residents concerned with dangerous intersections should speak to the Highway Traffic Safety Committee, someone at the Fire or Police Station could help with that.

III. Adjournment

Meeting Adjourned at: 5:45 pm

Respectfully Submitted,

**Michelle Aiken
Boards and Commissions Coordinator**