



Planning Board Meeting
Monday May 14, 2007, 7:00 p.m.
City Council Chambers, City Hall, Claremont, NH

Meeting Minutes

Meeting Called to order by Alan Grigsby at 7:02 pm

I. Roll Call

Present: Richard Wahrlich, Mayor Scott Pope, Peter Guillette, Ralph Swift, Alan Grigsby, Lori Richardson, Russell Fowler, Erwin Caplan

Present from Other Boards: John Hall and David Messier, Historic District Commission; Robert Porter and Joe Gorman, Claremont Development Authority; Jim Hanson Zoning Board of Adjustment and Robert Woodman, Zoning Board of Adjustment and Conservation Commission. Stephen Davis, Acworth Planning Board Chair; Deborah Hinman, Acworth Conservation Commission Vice Chair; John Tuthill, BOS/PB Acworth; Teresa Monteith, Unity Zoning Board of Adjustment Chair; Bill Gallagher, Cornish Conservation Commission; Cheri Lemere, Unity Zoning Board of Adjustment; Susan Lawrence, Unity Planning Board Chair.

City Staff: Gerald Coogan, City Planner; Michelle Aiken, Boards and Commissions Coordinator; Bruce Temple, Director of Planning and Development; Jane Taylor, City Solicitor

Absent: None

II. Minutes of April 23, 2007 Meeting and May 1, 2007 Site Visit Meeting

Motion to: Approve the minutes of April 23, 2007 meeting as amended with minor grammar corrections

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

Mr. Swift and Mayor Pope abstained as they were not present at the meeting

Motion to: Approve the minutes of May 1, 2007 site visit as presented

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

Mayor Pope, Mr. Caplan and Mr. Guillette abstained as they were not present at the meeting

III. Continuation

- **(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

Request from Mr. Dombroski has been submitted for Mr. St. Aubin requesting a continuation until the May 29, 2007 meeting

Motion to: move the application to the May 29, 2007 Meeting

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

IV. Informational Workshop

- **Guest Speaker Cordell Johnston and Christine Filmore**, from the NH Local Government Center.

Ms. Jane Taylor introduced the attorneys Cordell Johnston and Christine Filmore from the Local Government Center and stated she has used both for many aspects of municipal law. They are here to go over the basic things that are applicable to all boards. There is usually some turn over in the members and it will be a benefit to the new and current members. Hopefully it will also generate interest for the vacancies available at this time for the various boards.

Mr. Cordell Johnston provided his presentation to include areas such as the importance of process and creating a record, discussions outside of a public hearing, the role of the Chairperson, the importance of making a credible decision, the proper procedure for handling a site visit, the are of making a decision that is both legal and reasonable and can withstand a legal challenge.

Ms. Christine Filmore provided her presentation to include areas such as communications with the applicant, with the public and with other board members. She also discussed site visits, a quorum and public accessibility. She also discussed in length the points of conflicts and recusal.

V. Reports of Boards and Commissions

Mayor Pope advised that the Master Plan Advisory Committee had a meeting this morning. They have scheduled the next visioning session for June 21st. There will be a further report at the next meeting.

VI. Adjournment

Motion to: Adjourn

Made by: Mr. Swift **Second:** Mr. Caplan **Vote:** Unanimous

Meeting Adjourned at: 8:55 pm

Respectfully Submitted,

Michelle Aiken
Boards and Commissions Coordinator