



Planning Board Meeting
Tuesday May 29, 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: Mayor Scott Pope, Peter Guillette, Alan Grigsby, Lori Richardson, Russell Fowler, Erwin Caplan

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

Absent: Ralph Swift, Richard Wahrlich

II. Minutes of May 14, 2007

Motion to: Approve the minutes of May 14, 2007 as presented

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

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

Mr. Coogan advised that there is some new information in the packets, with a letter from Mr. Randall Rhoades who is a staff engineer for M&W Soils that summarizes some of the improvement that are necessary for East Green Mountain Road. There is also a May 3rd email from Mr. Tom Woodley superintendent of streets who recommends extending the 18ft travel way with 2ft shoulders. Mr. Coogan thinks that Mr. St. Aubin should describe his plans for the remaining 107 acres for the future and how many lots would be possible. If the board decides to approve the application the recommendations from Mr. Rhoades and Mr. Woodley could be conditions on the application if the board chooses.

Mr. Grigsby read the letter from Mr. Rhoades to inform the audience of the recommendations provided.

Mr. Dombroski who represents Mr. St. Aubin advised that in the future there will probably be 8 more lots in the back on the 107 acres, when everything is done there will be a total of 12 lots at the most. They have shown on the plan where the road will be improved, about 50ft past lot 4 because this is where a road would go in on phase 2. Mr. Dombroski discussed the location of the drainage swale and south of this is a burm and access into the field. Mr. St. Aubin would like the City to use the burm. It would be a drainage/access easement and advised that it would be an agreement written with the City. Mr. Dombroski also stated that they have received the approved subdivision from the State.

Re-open public hearing

Claremont Fire Chief, Peter Chase stated that he was here to speak on residential sprinklers and he has passed out a handout and this is consistent with the previous subdivision done in this area back in 2002. Mr. Chase read from a memo he addressed to the Claremont Planning Board on May 21, 2007 to help support his recommendation to require residential sprinklers in this subdivision. Citing City Code, Mr. Chase said that the plan should be rejected by the Planning Board because the development is premature since fire coverage cannot be provided in a timely fashion. Due to the lack of water supply, as it did in the previous subdivision they cannot provide adequate property and life safety in the event of a fire. It is about 3½% added to the cost of the building for residential sprinklers. One of the myths about sprinklers is accidental failure, although only 1 in 14 million sprinklers fail, odds are your plumbing will fail and cause water damage before your sprinkler fails. Mr. Chase advised that at some point if subdivisions continue to be approved in that area of the City, the demand is going to come from the people who live there to have a better response time from the fire department and a new fire station will have to be built and more fire fighters will have to be hired. Residential sprinklers allow the City to expand housing inventory without building new fire stations and adding more fire fighters and statistics show that they control the fires.

The Claremont Fire Department is being consistent in recommending that residential sprinklers be installed due to distance and the lack of adequate fire protection. He would like the board to be proactive since it will be required by the building code in the near future. They are looking at having a local fire code ordinance to require residential sprinklers, but this is very difficult. Right now the international building code that the City of Claremont has adopted, in the amendments are residential sprinklers for 1 and 2 family dwellings. If you build another larger than 1 or 2 family building, you will be required to install sprinklers because this it is already adopted by the City. The amendment has not yet been adopted by the City yet.

Mr. Fowler asked how close the Sprinkler requirement from becoming part of the code is. Mr. Chase advised that it is in the amendment for 1 or 2 family housing to require sprinklers. The state has not adopted this amendment yet and typically once the State adopts the amendment then the City will adopt the State code. When they are going to adopt them it is not known. Countrywide there is a big push for the sprinklers because most deaths occur where people live, not at work, not in hotels, they die where they live. Costs are coming down with the demand.

Mr. Guillette asked if the sprinklers will be required in every home no matter how far they are from the fire station. Mr. Chase advised that once the code is adopted it will not matter how close or far you live from the station.

Ms. Richardson asked what is being done about the existing home. Mr. Chase advised that there is not much they can do about the existing houses, although adding to the housing inventory increases the risk more. If there is a sprinkler system the sprinkler system is quite likely going to control and extinguish the fire. Mayor Pope asked what he meant by the lack of water supply, there are no hydrants or anything up there. Mr. Chase advised that the closest hydrant is on Washington Street.

Mr. Fowler stated that he felt that Mr. Chase was using this board to get his own personal agenda passed. Mr. Chase advised that he is using the City Code and the City Code states that if you are putting people in danger you should not vote for it. If this is the only avenue he has to promote his recommendation, not to add more residential housing stock to their responsibility that they cannot protect, he is telling the board he cannot protect it due to the distance from the fire department and because there isn't any water out there. These are not theories, they are national statistics. It is his responsibility to bring this information to the board and make his recommendations. The Road agent is giving you his professional opinion and so he the Fire Department.

Ms. Andrea Squires asked if the two new homes that are being built now are going to require sprinklers. Mr. Grigsby advised that those subdivisions were approved previously and were not required to have sprinklers.

Mr. St. Aubin stated that there is a pond within 500ft of lot #4 there is a pond with a million gallons of water, at the end of the road there is also a pond about the same size and at his house in the back of his barn there is also a pond and if the City wanted to tie into those that would be fine. He can install a dry hydrant if they will use it. He feels that sprinklers are a waste of time and money.

Public hearing closed

Mr. Grigsby made a list of the issues that came up between the first meeting and now.

1. Observation of intersection of Old Newport Road and East Green Mountain Road - his opinion is that there is enough line of site there. Mr. Guillette also agreed that he also does not believe that this is a bad intersection. Mr. Coogan advised that he has spoke with Mr. Temple who is working on some signage for the area.
2. The slope of lots 1, 2, and 3 – After the site visit he does not feel that the slope of these lots were bad
3. Water – Mr. Woodley and Mr. Rhoades made recommendations for this problem and Mr. Dombroski has incorporated this into the plan.
4. Water in the road and mud in the road – On the Site visit, one of the residents brought along a picture showing how bad it was. This was a quagmire and Mr. Woodley agreed it needed to be remedied. Mr. Grigsby suggested that the items in the Mr. Rhoades letter would improve the road to make it more stable.
5. Cul de sac at the end of the pavement to reduce traffic on the dirt road after the house - A suggestion was made to install a cul de sac at the house, even though the road continues, it would deter people from going down there. Mr. Grigsby thinks that is an unusual request and he does not believe that it will solve the problem.
6. Wider Road – Mr. Rhoades addressed this in his letter and it is an issue as to how far it should be widened. The plan by Mr. St. Aubin is to improve the road up to the entrance of lot 5 and this is something the board should discuss further.
7. Dead End Zone – a sign could be helpful right at the curve before you go down the hill. Maybe Mr. Coogan could request the City install this.
8. Sprinklers – There is a history with this board and sprinklers. Sprinklers were required in the Crone subdivision because of the recommendation from the fire department. In the time after that they have decided that the sprinkler issue should be brought to the city council level and this board should not impose this on developers until it is part of the city code. In that time frame they have approved some major and minor subdivisions without requiring sprinklers.

Mayor Pope stated that on the topic of signage, he can understand not liking all the traffic, but there could be some signage such as local traffic only.

Ms. Richardson stated that she understands that at one point the board made a ruling that it is a legislative issue, but Chief Chase clearly points of that it is a Claremont City Code; it is part of the city code to protect lives, and she feels that this is a City Board and should be a decision they could make. Mr. Grigsby advised that this is something the board can discuss and it is within the board's pervue to add this as a condition.

Mr. Guillette stated that whether you have the fire department or a sprinkler system, our issue is safety. Mr. Grigsby stated that the problem is consistency with the board and he is not sure this is fair for the other applicants that are not required to install sprinklers. Mr. Fowler advised that we cannot pick and choose who we are going to make do it and not make do it; it needs to be adopted by the City Council.

Mr. Guillette stated that he is assuming that the dry hydrant would be accessible. It will still be an issue of timing, but it could supply the trucks with water. Mr. Chase advised that there is a standard for dry hydrants, it must be properly maintained, and they are not as reliable if they are not maintained regularly. They do offer a

benefit to the Fire Department although there is an issue of who is going to maintain them and are they accessible.

Motion to: accept the application with the 3 conditions as mentioned in Mr. Rhoades letter and continuation of the 18ft travel way to the end of lot 5 and supervised so that it meets City standards

Made by: Mr. Guillette **Second:** Mr. Fowler **Vote:** Mayor Pope – Aye
Mr. Guillette – Aye
Mr. Grigsby - Aye
Ms. Richardson – Nay
Mr. Fowler - Aye
Mr. Caplan – abstained as he was not at the first meeting for the application

IV. New Business

- (10-2007) Pierre Caouette, 25 Cardinal Lane, Claremont NH 03743 - Applicant desires Lot Line Adjustment of 0.04 acres on 25 Cardinal Lane, Claremont, NH 03743. Proposed Lot 1, Map 130 Lot 95 to contain 6.53 acres. Proposed Lot 2, Map 130 Lot 96 to contain approximately 0.29 acres.

Mr. Coogan advised that this is a minor lot line adjustment between The Caouettes and The St. Aubins. The St. Aubins have sent a letter concurring with the request.

Motion to: accept the plan as complete

Made by: Mayor Pope **Second:** Mr. Fowler **Vote:** Unanimous

Mr. Patton who is the surveyor representing The Caouettes and advised that The Caouettes are interested in purchasing this area from The St. Aubin's. Topographically it makes sense as there is a steep bank that runs on the northerly line. They are currently using part of the area with Mr. St. Aubin's permission. The road frontage is not affected and it will stay in its existing state.

Open public hearing

Closed public hearing

Motion to: approve the application

Made by: Mr. Guillette **Second:** Mayor Pope **Vote:** Unanimous

V. Reports of Boards and Commissions

Mayor Pope would like to advise that he will take the recommendations of sprinklers to the next City Council meeting.

Mayor Pope advised that the Master Plan Advisory Committee has met twice since the last visioning session. The next session will be to look at the results and get more input for the Vision Statement, everyone is encouraged to attend. The Master Plan Advisory Committee will then provide a presentation to the planning board shortly after the visioning session.

Mr. Coogan advised that at the session they will have a draft vision statement and they will go a little deeper. They will also come up with a survey and it can be entered electronically or a hard copy can be filled out. Reports will be presented to the board and we would like the Planning Boards comments. They would like to keep the vision statement open until around September to give people a chance to comment on it.

Monday June 11 is the next Planning Board meeting and there are no items on the agenda. Consensus from the board to cancel the June 11, 2007 meeting.

Mr. Coogan advised that they are working with Cartographic to update the zoning maps. They have gone through all zoning amendments, used the Mylar's, etc to be sure that we have an accurate map. Mr. Coogan would like to make sure everyone fully understands that there are no zoning changes being made, this is just to get an accurate account of the current zoning. Any changes to zoning would be after the Master Plan comes up with recommendations. There will be a list of the changes and why they were changed. Once everyone is comfortable with the changes he would like to bring it to the City Council to be adopted as the official map and it will provide a base for the Master Plan and any zoning changes.

Mr. Grigsby advised that the Open Space committee continues to meet and they are getting closer to being complete. They are working on the finished product.

VI. Adjournment

Motion to: Adjourn

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

Meeting Adjourned at: 8:40 pm

Respectfully Submitted,

Michelle Aiken
Boards and Commissions Coordinator