



CITY OF
CLAREMONT
Planning Board Meeting

Monday, May 8, 2006, 7:00 p.m.
City Council Chambers, City Hall, Claremont, NH

MINUTES

Approved 5/22/06

Meeting called to order at 7:00 pm by Chair Engel.

I. ROLL CALL:

Present: Anita Engel, Fred Kuriger, Ralph Swift, Erwin Caplan, Lori Richardson

Absent: Alan Grigsby, Mayor Scott Pope (excused), Jim Hanson, Russell Fowler, Peter Guillette, Chhouen Prach, William Regan

City Representatives: Jerry Coogan, City Planner; Suzanne Ripka, Boards and Commissions

Chair Engel informs the board that she received a letter from Mr. Bernie Folta regarding discrepancies in previously approved March 27, 2006 minutes. Ms. Engel suggests that since the minutes are already approved an appropriate resolution would be to attach the letter and transcription provided by Mr. Folta to the current minutes in order to reflect the discrepancy. The inaccuracies were that Ms. Bamford made statements that were actually made by Mr. Coogan. Mr. Folta is sure that his attached transcriptions are correct because he recorded the meeting. Chair Engel voiced concerns over the board being recorded when they have no knowledge that a citizen is carrying a recording device. Mr. Folta enters the chambers and questions if the discrepancies will be corrected in the minutes. Chair Engel responds that his letter and transcription in full will be attached to May 8, 2006 minutes. Mr. Folta questions if previous distribution will be corrected to which Chair Engel responds that the minutes have already been approved and that the attachment should be satisfactory. Chair clarifies other question regarding taping of meeting and board members being aware of meeting being taped. Mr. Folta responds that he does not intend to tape future meetings but that one meeting in particular was important because the executive director of UVLSRPC was present. Chair Engel requests that Mr. Folta inform the board when he is taping meetings.

II. APPOINTMENTS:

Chair Engel recommends Ms. Richardson be appointed for Mr. Berggren's Seat. Mr. Berggren's term expired on March 31, 2006 and as a result Mr. Berggren informs the board that he has decided to not apply for reappointment in order to give an Alternate the opportunity to serve on the board. Mr. Berggren leaving the board will also create a vacancy in the Seat held by a Planning Board Representative on the Conservation Commission. Mr. Berggren expresses that since Mr. Fowler had previously expressed an interest in serving as back up for the Conservation Commission then it would be appropriate for him to take over the seat. Chair Engel and the board are in agreement. Ms. Richardson states that she will complete an application for the now vacant seat on the Planning Board.

III. MINUTES:

Motion: To accept the minutes of April 24, 2006

Made By: Mr. Kuriger

Second: Mr. Swift

Vote: Unanimous

IV. NEW BUSINESS:

Zoning Ordinance

Mr. Coogan states that in order to complete the Open Space Development Ordinance draft he and the City Solicitor are requesting feedback from the board on:

- o the amount of open space that should be required
- o what type of density in the AR and RR Zones
- o whether roads should be private or city owned

Mr. Coogan presents a rough drawing of a theoretical tract of land and explains that in other communities Open space varies from 20% to 50 %. Notation of and preservation of wetlands, rivers and other natural features must also be taken into account along with density. Mr. Coogan gives the example that if a 50 acre tract has 1 acre density then overall density could be 100 units. Concentrated development could occur in limited portions in order to creatively preserve open space and common areas. If density is 1/3 acre than that would increase area that can be developed. The proposed ordinance may have no minimum lot size yet appropriate setbacks would apply. Land owners will have access to open space. R1 district building requirement is 10,000 SF per lot.

Chair Engel states concern that those board members with the strongest opinions regarding this proposed ordinance are not present this evening. Mr. Kuriger questions if the Planning Board needs to approve the ordinance prior to it being presented to the City Council. Mr. Coogan confirms. Mr. Swift questions if wetland would be considered part of the open space. Mr. Coogan confirms.

Mr. Coogan presents that roads must also be taken into consideration. They can either be built to city standards or the width of the shoulder could be reduced in order to provide a neighborhood environment. Mr. Coogan clarifies that open space will be dedicated and managed by a homeowners association or conservation commission.

Chair Engel recognizes Trumbull-Nelson Representative in the audience. Representative identifies himself as Ken Marrow and that he works for a developer that is interested in developing in Claremont. Mr. Marrow states that he and the developer that he represents wish to work in a way that is advantageous to Claremont. It is Mr. Marrow's understanding that the 1 ½ mile radius from downtown that was presented at the last meeting would restrict the amount of growth that is allowed. It is a standard zoning practice so that growth starts central and works its way out. Ms. Richardson questions if the developer has ideas of what would be helpful. Mr. Marrow responds that buildable lot sizes of ¼ or 1/3 acre, 5,000 SF would not be buildable. Mr. Coogan responds that individual lots may not have minimum size but will have setbacks. The city is attempting to encourage creativity and smart growth. Mr. Marrow points out that wetlands alone would diminish usable lot size. Mr. Folta states that 40 acres is square ¼ mile by ¼ mile, 10% is 4 acres, 20% is 8 acres and that 5,000 SF lot could have 300 units in 40 acre lot. Mr. Coogan responds that the goal is not dense development but to maintain open space. Single family detached and possible multifamily with higher density. Mr. Kuriger states that there were concerns expressed previously regarding the change to 10,000 SF. Mr. Swift raises point that a development can lose significant acreage on roads. Board discussion regarding road development and cluster housing. Board discussion regarding developers being responsible for water and sewer plus other utilities. Mr. Kuriger questions ownership of lots. Mr. Coogan responds that homeowner would own 1/3 acre plus an interest in open space plus common land. Board discussion regarding median income and housing costs. Mr. Kuriger requests information on other successful developments that are being built in similar communities including the open space ration and lot size. Discussion regarding other development projects in other cities, lot sizes, covenants and usage.

Mr. Coogan asks Mr. Marrow if the developer he is working with would have sprinklers inside the single family homes. Mr. Marrow responds that not at this time because the cost and value are not equal.

Board discussion regarding lot size, open space and condition options including phased development. Mr. Coogan questions if the board would consider ½ acre density with 30% open space to include wetlands as a reasonable plan. Chair Engel states that the developer input was helpful. Mr. Kuriger questions what the formula really translates to for lot size. Mr. Marrow to calculate and communicate result to Mr. Coogan. Mr. Coogan adds that a 100 ft buffer around the entire property is proposed. Mr. Coogan passes out basic design principals and Chair Engel requests that information received at the meeting be mailed to board members that are not present.

Master Plan

Chair Engel questions if the plan must ultimately has to be approved by the City Council. Mr. Coogan adds that if the zoning amendment is not approved by Planning Board then it needs 2/3 vote in council. Master Plan has to be adopted by council. Chair Engel states that Councilor Irish expressed concerns over time being spent on Master Plan while development is occurring. Mr. Swift responds that concerns did not continue throughout meeting. Mr. Kuriger questions if Mr. Coogan has a timeline for the entire process. Mr. Coogan responds that will begin after the meeting with the gentleman from UNH. Discussion regarding previous Master Plan and how last 20 pages were objectives.

IV. ADJOURNMENT

Motion: To adjourn

Made By: Mr. Kuriger

Second: Mr. Swift

Vote: Unanimous

Meeting adjourned at 8:15 pm.

Respectfully Submitted By,

Suzanne Ripka