



**Planning Board Meeting**  
Monday, July 10, 2006, 7:00 p.m.  
City Council Chambers, City Hall, Claremont, NH

**Meeting Minutes**  
**(Accepted July 24, 2005)**

**Meeting called to order at 7:00 pm by Alan Grigsby**

**I. Roll Call**

**Present:** Alan Grigsby, Russell Fowler, Fred Kuriger, Ralph Swift, Erwin Caplan, Mayor Scott Pope, Lori Richardson, Chhorn Prach

**Absent:** Chair Anita Engel, Peter Guillette, William Regan

Alan Grigsby verbally thanks Jim Hanson for his prior service to the Planning Board.

**II. Appointments**

Chhorn Prach is appointed to sit on the board in Chair Engel's absence.

**III. Previous meeting minutes**

**Minutes of May 22, 2006 Meeting**

Minutes are still pending based on conditions for the LaValleys site. Mr. Fowler is concerned about the 6 ton load limit on Twistback Road to Sullivan Street.

**Minutes of June 12, 2006 Meeting**

Mr. Coogan stated that the meeting minutes should be continued. Mr. Coogan said he had no new information or details for this posting.

**Motion to:** Table the minutes for May 22<sup>nd</sup> and June 12<sup>th</sup>

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

**Minutes of June 26<sup>th</sup> Meeting**

On Pg. 2 Mr. Grigsby said that Mr. Fowler's reference to the testing being done was for the Holson Burnes Plant. He also pointed out that the vote on continuance for the Bradley Lane Subdivision included one Nay and the name of the voter needed to be added. The vote was cast by Mr. Guillette. Mr. Grigsby noticed that on page 8 the motion for Ordinance #474 had a vote that failed and wanted the tapes to be listened to in order to better determine the nature of the vote.

**Motion to:** To hold the minutes to the next meeting

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

#### IV. Old Business:

- **Bradley Lane, 268 Chestnut Street, Claremont, NH 03743** - Applicant desires Minor Subdivision approval for existing 151,800 SF lot. Proposed Lot 1 to contain 43,000 SQ. FT with existing house. Proposed Lot 2 to contain 55,820 SQ. FT. Proposed Lot 3 to contain 52,980 SQ. FT. Tax Map 145, Lot 15, Zone R1.

Mr. Coogan feels all information is now available and Mr. Tom Dombroski is present to review the data on this continuation with the Planning Board. Mr. Dombroski states that Lot 1 of the 3 lots has an existing house on it with a septic field that has been approved by the DES as well as a driveway and expanding the driveway will mean that lot 2 will have the same access point. Lot 3 will have its own driveway. Driveway permits are provided by NH DOT. Submission has been made to NH DES for the state septic subdivision approval; DES will require a letter from the Public Works Department stating that the lots can connect to City Water. Technical Review Committee was fine with all the information. There was some discussion regarding setbacks that there may not be 100 feet for the septic systems. The required setbacks from the Sugar River are exceeded in requirements. Mr. Grigsby asked if a wetland scientist had stamped the plans yet and Mr. Dombroski said he was waiting to have the final Mylar stamped. James McClammer Jr. is the certified wetlands scientist.

Mr. Coogan feels that based on the new information, the following conditions should be added: include NH DOT driveway permit and a letter from DPW stating that lots 2 and 3 can connect to the City's water system and the wetlands scientist stamp to be added to the Mylar.

#### Public Hearing Opened

Abutters Present: Mr. Bradley Lane

#### Public Hearing Closed

**Motion to:** To accept the proposal with the conditions mentioned by Mr. Coogan

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

- Discussion on Ordinance #477-I Amending the Industrial Zoning Districts

In 2000, the Planning Board passed a more defined ordinance calling for a transition zone from heavy manufacturing in I-3 to a more high tech and campus like zone in I-3. However a reference to heavy manufacturing was not deleted. This left a Part A and a Part B. Part B refers to heavy industry. The reason for the proposed zoning change is to clean up the inconsistency in the present zoning and to differentiate between I-3, South of Grissom Lane and I-1 between River and Plains Road. Attorney Jane Taylor noted that there is a strong desire not to have "smoke stack" types of industry in the I-3 Zone or pipes that would emit material other than exhaust. This would clean up the existing ordinance to allow for high technology companies. The proposed ordinance would grandfather existing industry in that zone. The proposed ordinance would not permit the expansion of existing heavy industry. This information is strictly for review and to be examined before the first reading before the City council. The first reading before the Council is July 12<sup>th</sup>.

In reviewing the on page 2 Sec. 22-317 it is noted under Prohibited Uses: “This includes all uses and processes which require use of open stack structures as part of the manufacturing process other than for exhaust of heating and cooling facilities...” This shows that these uses are prohibited. This also deletes residential commingled with industrial building. Mr. Coogan also pointed out on Page 3 that “so-called heavy and smoke-stack industry is expressly prohibited.”

Ms. Richardson wants to know what is ALLOWED if these are all prohibited. Mr. Coogan said in I-1 allows for existing uses that are currently allowed and smaller lower impact uses. Mr. Grigsby reminds the Board that this would most likely be voted on at the next meeting to be recommended or not to the City Council.

Mr. Coogan asked Mr. Swift what his thoughts are since he is directly involved with Mikros. Mr. Swift agreed that the intent was to eliminate the Heavy Industry and on page 4 this was clearly defined. . This was an oversight in 2000 when the revision took place. The uses need to be made consistent with the Covenants created for the Syd Clarke Industrial Park. Mayor Scott Pope wanted to know if a machine shop moved into these zones would they be allowed. Mr. Coogan feels that a machine shop would be considered high tech and that would be allowed. Ms. Richardson wants to know why we want to eliminate or discourage this type of industry. If it is just based on pollution, NH DES and EPA would be involved. . Mayor Pope refers to Eastern Bridge and Sullivan and Palatek as industries that would be allowed and perhaps Advanced Recycling would not be allowed. . Their expansion would be limited unless allowed in their State permit but new similar business would not be allowed in this zoning district.

Mayor Pope wanted to acknowledge that discussion around Ordinance #477 is a result of a citizen’s request to the City Council. This request came about 6-7 months ago. Mr. Fowler wanted to know how this information could be made more readily available to the citizens of Claremont. Mr. Coogan pointed out that CCTV was televising the meeting live and that the Eagle Times was represented at the meeting.

#### **V. New Business:**

- **Claremont Development Authority, 14 North Street, Claremont, NH 03473** - Applicant desires Lot Line Adjustment to previously approved subdivision on **River Road, Claremont, NH 03743**. Proposed Lot 1 to contain 2.95 acres. Proposed Lot 2 to contain 8.93 acres. Creating approximately 200 feet of road frontage for Lot 1 to replace previously approved 175 feet of frontage. Tax Map 163, Lot 6, Zone I-2.

Mr. Coogan refers to the subdivision and insufficient property width that was previously approved. The proposal is to add 25 feet of width. The plan shows this request. The information is complete and he recommended that the plan be accepted as complete.

**Motion To:** To approve the application as complete.

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

Tracy Sweeney with Richard Bartlett and Associates was present to review. The revised subdivision plan from what was previously approved shows the line from the Southerly lot line had been moved 25 feet to make it 200 feet wide on the frontage and this was the only change. Mr. Grigsby asked if this would change the Site Plan due in part to the previous concerns of an abutter that would be affected by the proximity of the Child Care Center. Mr. Sweeney said that

his firm was not responsible for the Site Plan. Mr. Coogan said that an upcoming Planning Board meeting will consider the Site Plan for the White Mountain Child Care Center.

### **Public Hearing Opened**

**Abutters Present:** No abutters were present

### **Public Hearing Closed**

**Motion to:** To approve the lot line adjustment

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

- **Holy Resurrection Orthodox Church, Father Andrew Tregubov, 99 Sullivan Street, Claremont, N.H. 03743** Applicant desires Site Plan approval for a 2,256 SQ. FT addition at **99 Sullivan Street, Claremont, NH 03743.** Tax Map 119 Lot 259; Zone R2.

Mr. Coogan stated that the existing driveway and sidewalk will be used. Existing trees will be relocated. The applicant stated that there will be no change to water drainage. The Church will remain on City water and sewer as well as City lighting. The site is in compliance with National Fire Protection requirements. There will be a total of 29 parking spaces. There are no wetlands. Propane Tanks and Dumpsters will be relocated and screened. Mr. Coogan recommends that the plan is complete and that the Board accept it as complete.

**Motion:** To accept the plan the complete

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

Mr. Mayhew from Bear Mountain Design in Vermont was present to review the site plan. Mr. Mayhew stated that the church will have three components and most of the focus will be to bring the building up to the current code requirements. There will be a great deal of internal renovations and these will make it more conducive to accommodate people attending services. There will be wheelchair accessibility and more complete ADA compliance. There will be internal sidewalks within the bounds of the site but not to the street. Mr. Grigsby asked what the code issues were. Mr. Mayhew said the International Building Code, the National Fire Protection Code, and the National Electrical Codes will be addressed. This will create fire separation and egress. Mr. Grigsby notes that the building will be closer to the road and inquired of any traffic issues. Mr. Mayhew said that even with the exterior stair this will remain behind the front lot line and it wouldn't affect the street or curb cuts. Mr. Kuriger asked if these additions would be more than one story. Mr. Mayhew replied that yes there would be two floors and approximately 1100 square feet per floor. Ms. Richardson asked if having two handicap spaces would meet the requirement. Mr. Mayhew said that these would in fact be sufficient.

### **Open Public Hearing**

**Abutters Present:** No abutters present

### **Public Hearing Closed**

Mr. Grigsby asked Mr. Mayhew if there were any landscaping associated with the project and Mr. Mayhew said that all landscaping would be maintained as best as possible to preserve the appearance that is currently kept to high standards.

Mr. Coogan asked for a mylar that could be recorded at the Sullivan County Registry of Deeds signed and stamped by a NH licenced land surveyor.

**Motion to:** To approve the site plan as presented.

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

- **Ordinance #474 and Notes drafted by Mr. Swift.**

Mr. Grigsby distributed a letter sent by Mr. Arthur Luce. . The letter referred to the cost of community services from residential development and that the cost does not pay for itself. Mr. Grigsby refers to the draft compiled by Mr. Swift and would like to see his comments added that the process for this ordinance should be included in the Master Planning discussion. The Board should have a chance to respond prior to the first reading at the City Council meeting. Mr. Kuriger wanted to strike a comment from Mr. Swift’s draft that “there was considerable acrimony and unsubstantiated claims that emanated from the Board in the public” he felt that this should not be included in the document because it sounded like a position that shouldn’t be taken by the Planning Board. Mr. Swift mentioned that this draft was for discussion purposes only..

Mr. Grigsby mentioned two items that he didn’t like and wanted them to be mentioned; the amount of impermeable surface and the 35% open space requirement which is not clear. This should be mentioned at the City Council meeting. Mr. Grigsby wanted it to be worded more clearly. This ordinance allows for intensive multi-family housing in the RR and AR areas that surround the City. He felt the City shouldn’t want such dense development in the more open parts of the city. Mr. Grigsby supports cluster development but would rather see it in the R1 or R2 residential district areas.

Mr. Swift used general statements on his draft rather than specific statements in order to provide the concepts rather than verbatim for what the board requested.

Mr. Fowler wanted to attach Mr. Luce’s letter along with the draft created by Mr. Swift for the City Council. Mr. Swift mentioned that these figures are not accurate evidence. Mr. Grigsby doesn’t want to see this letter go into the packets primarily because the Board’s decision didn’t encompass this data. Mr. Fowler wants to vote in accordance with the Citizens of Claremont for what they want. Mayor Pope wants to include all the evidence, but taking the citizens position doesn’t exclusively reflect the position of the board. Mr. Kuriger doesn’t know if the document is valid and taking one piece of information may not be appropriate. Mr. Fowler wants it to be known that the taxes alone do not pay the cost of the infrastructure. Mr. Grigsby would like to draft a motion so that things can be voted on separately.

**Motion to:** To strike the sentence “there was considerable acrimony....”

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

**Motion to:** To add a sentence that the planning board believes that the issues outlined in this ordinance should be discussed in the Master Planning process.

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

**Motion to:** To include the study “The dollars and cents of saving special places cost of community services studies” provided by Mr. Arthur Luce with the message that will be sent to City Council.

**Made by:** Mr. Fowler      **Second:** Mr. Caplan      **Vote:**

Roll Call Vote:

Mr. Kuriger: Nay  
Mr. Swift: Nay  
Mr. Prach: Nay  
Mayor Pope: Nay  
Mr. Grigsby: Nay  
Ms. Richardson: Nay  
Mr. Fowler: Aye  
Mr. Caplan: Aye

Mr. Kuriger wants to know if the board still felt the same way that it did at the last Planning Board meeting. He was very surprised at the last meeting that there was a split in the vote.

**Motion:** To approve the report as amended

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

## **VI. Other**

Packets included DES letters and a seminar on private well testing.  
Regarding the TRC meeting July 11<sup>th</sup>, Mr. Grigsby wanted to know if anybody else would like to attend.

## **VII. Reports of Boards and Committees**

## **VIII. Communications**

**Motion:** To Adjourn

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

Meeting Adjourned at 8:17 pm

Respectfully Submitted By,

Katrina Spaulding