



Planning Board Meeting
Tuesday July 23, 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: Richard Wahrlich, Mayor Scott Pope, Peter Guillette, Ralph Swift, Alan Grigsby, Lori Richardson, Russell Fowler

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

Absent: Erwin Caplan

II. Minutes of July 9, 2007

Motion to: Approve the minutes of July 9, 2007 as amended

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

III. Old Business

- Recompiled Zoning Map Recommendation

Mr. Coogan summarized the discussion from the last meeting and reiterated that this is just a better interpretation of what is current. Ms. Richardson asked if there were any changes between now and the last meeting and Mr. Coogan assured her that this is the same map as presented at the last meeting.

Mr. Swift stated that technology has come a long way.

Motion to: To recommend the map as presented to the City Council

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

IV. New Business

- **(13-2007) Katherine Thibodeau, 24 Dane Avenue, Claremont NH 03743** – Application submitted for 0.17 acres on **24 Dane Avenue**, to be annexed from Tax Map 133 Lot 18, Owner Katherine Thibodeau, to Tax Map 133 Lot 19, owner David Paige. End results being Tap Map 133 Lot 18 total remaining area is 4.2 acres and Tax Map 133 Lot 19 new total area with annex is .37 acres. Zone R-2.

Mr. Coogan advised that Mr. & Mrs. Paige have a small lot and Mr & Mrs. Thibodeau is going to annex a portion of her lot to the Paige's and no new lots will be created. This will just be an addition to their backyard.

Motion to: accept plan as complete

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

Mr. McCutcheon stated that he has a correction on the print to change it from R1 to R2. The 7597 sqft is going to be an addition to the Paige's backyard. The Paige's will go from the current lot of 8554 sqft to 16,151 sqft

and the parcel its coming from will be 4.2 acres after the annexation. There is plenty of real estate there after they sell this small parcel and it does not create any zoning problems. Their property is pretty full and this will allow them to have a larger back yard.

Open public hearing

Closed public hearing

Motion to: approve the application for annexation

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

- **(14-2007) D&R Limoges Properties LLC, 286 Main Street, Claremont NH 03743** – Applicant desires Site Plan approval for a 6000 sqft existing retail space for **E&D Shoes** at 174 Washington Street, Claremont NH 03743, Tax Map 120 Lot 238; Zone B-2.

Mr. Coogan advised that this property used to be Farro Deli, some will say why does this have to come for a Site plan. The previous retail space was only open from a little period of time during the day and the Shoe store will be open from 10am to some time in the evening. The city is worried about the traffic on Washington Street, and the amount of traffic and traffic accidents that occur on Washington Street, at approximately 150 accidents per year. As development occurs it be properly managed from a traffic standpoint. The City met with the applicant and they encouraged them to have a no left hand turn and the applicant volunteered to do this. Mr. Santini has also put in some railroad ties to delineate the parking from the adjoining property which is also owned by D&R Limoges. The City staff has encouraged Mr. Limoges to have a united site plan and Mr. Limoges has declined to do that. One of the conditions that could be put on the property is that if the adjacent site is developed then there should be an integrated traffic flow. They also are required to have 18 spaces and he only has 16 and the board could waiver this requirement. Also the Farro Deli sign is still there and with the new owner it should be a condition of approval to have the sign replaced or removed. Ms. Richardson asked if the city is recommending a waiver of the parking and Mr. Coogan advised that the City would see this property as having acceptable parking for this business.

Motion to: accept plan as complete

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

Mr. McCutcheon advised the application is for a shoe store and they sell clothes also. He did the site plan for the previous occupants and they had parking in the front spaces which was problematic. They will outline the parking and there is a grassy area in the rear with the propane tank and a dumpster. He has made improvements to the asphalt area and the cracks have been filled. There is a concrete pad for handicapped access and it is adequate now and they have added some lighting. All the services will remain the same and it is adequate for this usage.

Mr. Grigsby asked what will be done with snow storage. Mr. McCutcheon advised that the grassy area will be where the snow is stored. Snow storage was never a problem in the past. Mr. Grigsby asked why consideration wasn't given by Mr. Limoges to have a unified site plan for this property. Mr. McCutcheon advised that Mr. Limoges does not know what he will be doing with the property and an uncertain use of the adjacent property.

Mr. Fowler asked about the steps off the front porch. Mr. Santini, the owner of E&D shoes advised he is setting up all the parking in the back and he wants people to enter through the back. They can use the front door, but he is trying to discourage this by having the parking in the rear. Mr. Fowler asked about the barriers in the rear so that no one can cut across. Mr. Santini stated that he has installed railroad ties and he will secure them to the ground with pins

Ms. Richardson asked if he had large truck deliveries. Mr. Santini advised it is mostly UPS trucks.

Open public hearing

Closed public hearing

Mr. Grigsby said that he has concern about the Washington Street traffic; it is admirable that left hand turns and the bottle neck at the entrance has been moved. Mr. Grigsby advised that he would have liked to have seen a resolution for the 2 parcels of land. Mr. Grigsby would hope that when the fruition of the land has been decided and a site plan for both properties. He thinks that there will be more development and bigger development on Washington Street. It is essential that we don't have that many curb cuts where people are making left hand turns on Washington Street. You do not want to make it inconvenient for businesses but he feels that a good traffic plan for development will help businesses. Mr. Fowler asked if the only thing that is going to keep people from turning left is a sign. What is the legal aspect of the sign, can a ticket be issued? Mr. Coogan advised that he would follow up with Chief Scott.

Ms. Richardson stated that she is not for the no left hand turn signal. If it keeps going like this there are not going to be any left hand turns. Mr. Grigsby advised that a lot of those have been developed before the city realized the problem. Mr. Swift stated that you can't drive very far without seeing someone taking a left hand turn illegally or dangerously. Eventually they will have to do something about the traffic patterns, make a turn around, etc. Mayor Pope advised that maybe the traffic committee should look to see what other cities do. Mr. Coogan advised that maybe they can obtain some informational guidelines would be a good idea. Transportation committees talked about this and for a group of people to get together and discuss the different problems and come up with a traffic plan. Mr. Coogan stated that on the site plan it shows concrete and Mr. Santini has changed his mind to use trail road ties and the site will be striped to show the 16 places.

Mr. Fowler asked if this waiver go with the property. Mr. Coogan advised that it only goes with this plan since anyone else would probably changes the use.

Motion to: accept it as presented, with the waiver from 18 to 16 parking places, the Farro sign is changed or removed, and install a no left hand turn sign

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

- **(15-2007) Stanley & Dorothy Rosinski, 1418 Old Homestead Hwy, East Swanzey, NH 03446 -**
Applicant desires 320 sqft to be annexed from Tax Map 107 Lot 116, Owner Lorraine Goyette to Tax Map 107, Lot 102, Owner Stanley Rosinski and for Minor Subdivision approval for existing .44 acre lot. Proposed Lot 1 to contain 10,030 sqft with existing house. Proposed Lot 2 to contain 10,010 sqft after subdivision and Annexation Tax Map 107, Lot 102, Zone R-2.

Mr. Coogan advised that Mr. & Mrs. Rosinski have been talking about doing this annexation and subdivision for over a year. They want to do a lot line adjustment and then the subdivision to meet the 10,000 sqft requirement. Mr. Coogan would recommend the board accepting the plan as complete.

Motion to: accept plan as complete

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

Mr. Thomas Dombroski stated that it consists of two tracts of land and on the plan there is a dotted line that actually goes through the garage. Someone merged the properties, they are not sure if it was the city or the applicants. They found that there was not enough land to subdivide so they will be transferring some of the abutting land to their property. This was the simplest way to do it instead of going to the Zoning Board. Mr. Swift asked if it is really that hard to go to the Zoning Board to get a variance. Mr. Dombroski advised that this is definite and going to the Zoning board is not.

Ms. Richardson asked why the City considers it one lot. Mr. Coogan advised that these are very old deeds that go back 40 or 50 years and refer to a tract 1 and tract 2. The City considers this 1 lot of record because it does not meet the criteria for two lots right now, having 10,000 sqft per lot.

Open public hearing

Closed public hearing

Motion to: approve the application for annexation and subdivision

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

- **(16-2007) Michael LaPointe, 10 42nd Street & 42nd Street, Claremont, NH 03473** - Applicant desires Lot Line Adjustment between two lots of record to adjust the lot lines. Proposed Lot 1 to contain 13,450 sqft. Proposed Lot 2 to contain 13,450 sqft. Tax Map 129, Lot 151 & 152, Zone R-1.

Mr. Coogan stated that Mr. LaPointe has two lots of record and he would like to move the lot line to create two lots. Both lots will have approximately 13,000 sqft. Mr. Grigsby asked if this also creates frontage on 42nd street. Mr. Coogan advised that it would create a lot with approx 60ft of frontage on 42nd street and a buildable lot. Mr. Coogan would recommend accepting the plan as complete

Motion to: accept the plan as complete

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

Mr. Dombroski advised that there are two separate tax bills and if you move the lot line up the street it will make this a nice lot. There is plenty of room for the mobile home that is there and Mr. LaPointe may decide to build a house or sell the lot. Mr. Grigsby stated that they were eliminating a substandard lot and making two conforming lots.

Open public hearing

Closed public hearing

Mr. Grigsby stated that there is a lot of in-fill going on now to create lots that are build able and the trend will probably continue.

Motion to: approve the application for lot line adjustment

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

V. Correspondence

- **NHDES** – Standard Dredge and Fill Application, Desmond & Kelly Willey, 71-73 Broad Street.
- **OEP Conference** - 2007 Fall Planning and Zoning Conference, Saturday October 13, 2007

VI. Reports from Boards and Commissions

Mr. Grigsby advised that he will not be able to attend the TRC and if there are any volunteers that would like to attend they can go to the Visitors Center.

Mayor Pope advised that there will be a survey that will be on line or you can get it in hard copy that has been approved by the Master Plan Advisory Committee. There are about 100 questions, which is a lot although when you are trying to improve your city it is important to get all the necessary information. The survey was developed by the UNH Cooperative extension that specializes in surveys. Mr. Coogan advised that they are hoping to have the survey on line within 2 weeks. We would encourage people to complete it on line, although a hard copy can be obtained and the City Staff can be entered in for them. Mr. Grigsby advised that this should

be published in the paper. Mr. Coogan advised that something will be in the paper encouraging good participation. Ms. Richardson asked if there would be a comments field. Mr. Coogan advised that there will be mostly rating questions and then a final comments field. Mr. Coogan advised that there will be an open house session to present the information they have obtain from the forums and the survey. There is not a date yet but they are looking at October. They also want to get into finishing more chapters of the Master Plan such as transportation and housing and they are going to petition for the same amount of funding for next year.

Mr. Fowler stated that we need to start more recruiting efforts for the vacant seats on the boards. He is a member of the conservation commission and because he could not make it, it had to be canceled. He would encourage people to talk to the people they know to encourage people to volunteer.

VII. Adjournment

Motion to: Adjourn

Made by: Mr. Swift **Second:** Mr. Wahrlich

Vote: Unanimous

Meeting Adjourned at: 8:13 pm

Respectfully Submitted,

Michelle Aiken

Boards and Commissions Coordinator