



**Planning Board Meeting**  
Monday August 14, 2006, 7:00 p.m.  
City Council Chambers, City Hall, Claremont, NH

**Meeting Minutes**  
*Revised 8/28/06*

**Meeting Called to order by Alan Grigsby at 7:05 pm**

**I. Roll Call**

**Present:** Ralph Swift, Alan Grigsby, Russell Fowler, Mayor Scott Pope, Peter Guillette, Erwin Caplan

**Absent:** Lori Richardson, Chhouen Prach, Anita Engel, Fred Kuriger

**City Staff:** Kurt Beek, Project Manager; Michelle Aiken, Boards and Commissions Coordinator

**II. Appointments**

Peter Guillette appointed for Chair Anita Engel

**III. Minutes of July 24, 2006 Meeting**

**Motion to:** Approve the minutes of July 24, 2006 Meeting

**Made by:** Mr. Swift

**Second:** Mr. Fowler

**Vote:** Unanimous

**IV. Old Business:**

- **White Mountain Children's Center, 92 Farm Vu Drive, White River Jct, Vt. -** Applicant desires Site Plan approval for a 5,500 SQ. FT one story day care facility to serve +/- 88 Students at **River Road, Claremont, N.H. 03743**. Tax Map 163, Lot 6-1, Zone I-2.

Mr. Grigsby has been informed that Green Mountain Children's Center will need to have a continuation due to a driveway issue with the state. Mr. Fowler asked at whose request was the continuation. Mr. Grigsby advised it was at the request of the Planning & Development Department due to the issue with the driveway permit. The NH DOT is concerned with the location of the driveway in relation to Ashley's lane which needs to be worked out. Mr. Fowler asked if there were representatives from the White Mountain Children's center and if they were in agreement with this continuation.

Sharon Miller- Dombroski, Executive Director of Green Mountain Children's Center advised that Anthony Lyons and Joe Gorman suggested they request a continuation of the application to the next Planning Board meeting. She wanted to explain what has led to this development. Ms. Miller-Dombroski advised that they were prepared and they have 2 site plans. One, with the driveway only on the White Mountain Children's Center property and that the permit application with the NH Department of Transportation has been denied and they were given instructions to prepare another site plan on Thursday morning with the conditions of receiving an easement for a driveway on CDA owned property, which would be access from Ashley's landing. Those documents were sent today and they were advised at 3:30pm today that the CDA had not had time to review an easement for the driveway. Therefore, GMCC would like to present at the next meeting.

Mr. Swift asked if there was a rationale as to why the permit was denied. Erin Darrow of Darrow Civil Engineering for White Mountain Children's Center advised that they have been working on getting the permit approval and on June 27 she had a meeting with the Department of Transportation and at that time she was advised that they would not permit them direct access to the side via River Road NH Rt 12A and instead NH DOT suggested a driveway via a 4 way intersection. Under advisement of the Department of Planning and Development they applied for a permit with driveway access directly off Rt 12A, knowing that the NH DOT may not approve it. However there were issues regarding ownership, easements etc.. Ms. Darrow prepared a driveway application that would work but the NH DOT denied it. On the 14<sup>th</sup>, GMCC and the City meet with the NH DOT to arrive at an acceptable solution of a 4 way intersection and they were hoping to present this plan to the board this evening to be approved contingent upon receiving a right of way from the CDA and however the CDA has not had time to review. They do have a plan for an easement or a right of way and they are working on a solution that will provide safe access.

Mayor Scott Pope asked for background info for the center or if this should wait until the next meeting. Ms. Miller-Dombroski advised they would like to bring a conceptual format to the board and they were advised that this is not how the board does business and the board would not be interested in reviewing the background or site plan. Mr. Grigsby advised that this indeed was his preference.

Mr. Fowler advised that he saw Mr. Gorman in attendance and would like to know what he had to offer. Mr. Gorman advised that he does not have more to add other than to agree with the statements made by the representatives of The Green Mountain Children's Center. The CDA only became aware of the changes in plans to the designs very late this afternoon and they have concerns on granting that much of the remaining parcel for an easement to facilitate the sale on the first parcel. The required easements and roadways will amount to close to another acre of acreage and without a formal meeting to discuss the ramifications of that they will have to ask for a continuance. Mr. Gorman advised they are definitely not speaking against it tonight but they would request a continuation.

Mr. Fowler advised that it makes sense that there would be a 4 way intersection and advised that there was previously a discussion about a 4 way intersection with the state and the grade was taken down for line of sight. Mr. Fowler asked if they knew of a 4 way intersection would be required and that no other driveway permits would be allowed. Mr. Gorman advised that he was not aware of any discussion. Mr. Gorman advised that a 4 way intersection seemed excessive for the types of uses being contemplated for the two lots. .

The location of the road dictates the eventual location of future uses.. Mr. Gorman advised that could be possible, although they need time to review this as they did not see plans until 4:15 this afternoon.

Mr. Fowler said Green Mountain Children's Center has spent a lot of money and he does not feel that this driveway permit should hold it up. Mr. Gorman said they were not against it or for it although they are not going to concede without consensus and dialog and consideration of ramifications of throwing in another acre for this to work. Mr. Grigsby asked who owned the property and Mr. Gorman advised that the CDA owned the land. Mr. Grigsby asked if they could get another parcel of land such as at Syd Clarke Park. Mr. Gorman advised that they could as this was certainly permitted use for Syd Clarke Park.

**Motion to:** To continue the hearing to the next Planning Board Meeting on August 28, 2006

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

Mr. Fowler advised he was approving with hesitation

**Motion to:** To recess for consultation with legal council

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

- **Consultation with Legal Counsel** - Private Discussion with City Solicitor
- **Trustees of the Colonial Plaza Realty Trust, c/o Harold and Geraldine LaValley, 143 Twistback Road, Claremont, N.H.** Tax Map 94, Lot 59 Zone I-1.

The Planning Board returned to regular session.

Mr. Grigsby advised that the Board would review the revised notice of decision and information from M & W. Mr. Grigsby read from the revised notice of decision dated 8/15/06, read items 1 through 9 and memo from Gerald Coogan Re: Notice of Decision dated 8/14/06.

Mr. Grigsby said that this addresses the condition of providing engineering information relative to the adequacies of the asphalt pavement. Mr. Grigsby asked if there were any further conditions that should be added. Mr. Grigsby asked if the board had any other further comments or suggestions. Mr. Swift asked that #10 be added to advise that all incoming and outgoing non passenger vehicles must use Citizens Street approach. Mr. Grigsby advised he would add that.

**Motion to:** Approve the amended revised Notice of Decision

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

Mr. Grigsby advised he would like to make a motion to approve the Minutes from May 22, 2006 and June 12, 2006

**Motion to:** Accept Meeting Minutes for both meetings

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

#### **IV. Reports of Boards and Commissions**

Mayor Pope advised that at the last Council meeting he was directed to create a sub committee to look over the open space ordinance for discussions at the council meetings, discussions with the City Council checking over the minutes and the council has approved that. The committee he would like to appoint would have members from the Conservation Commission, Zoning, Planning Board, CDA and Claremont Schools, Citizens, Contractors and consists of nine people to start with. Mayor Pope advised that the whole goal for it is to take it back to the process of Zoning, Conservation, etc whatever the committee recommends. Mayor Pope's goal is to appoint someone tonight. Mr. Fowler made a motion for Mr. Grigsby to represent the Planning Board. Mayor Pope also advised there they may also need to have a second person on this committee and advised this is a community effort and he would not provide direction although he could see good things coming from this. Mr. Grigsby advised he would be happy to accept.

**Motion to:** Appoint Mr. Grigsby to represent the Planning Board as part of a sub committee for the open space ordinance.

**Made by:** Mr. Fowler

**Second:** Mayor Pope

**Vote:** Unanimous

Mr. Grigsby asked if there was anyone from the Conservation Commission present. Mr. Fowler advised that he was and there is a meeting on Thursday night and he would be present. Mr. Fowler advised that they will probably be voting on representing someone for the sub committee on Thursday night. Mr. Pope advised that the idea is to get this on track by August 28<sup>th</sup>-31<sup>st</sup> and he appreciates everyone's help.

Mr. Grigsby said that he learned at the last TRC meeting there is a new national building code coming out that Claremont is probably adopting which will require all new residential buildings to have sprinkler systems. Mr. Grigsby advised that he believes this will potentially be published in the next few months. Mayor Pope advised that there are parts of the code that can be deleted and changed based upon the community's wishes and he said that it will not be a popular decision. Mayor Pope also advised that he agreed with sprinklers as he did not like fires. They will see how the code reads and what the building inspector brings forth.

#### **V. Adjournment**

**Motion to: Adjourn**

**Made by:** Mr. Swift

**Second:** Mayor Pope

**Vote:** Unanimous

**Meeting Adjourned at:** 8:15 pm

**Respectfully Submitted,**

**Michelle Aiken**