



Planning Board Meeting
Monday September 25, 2006, 7:00 p.m.
City Council Chambers, City Hall, Claremont, NH

Meeting Minutes
Approved 10/9/2006

Meeting Called to order by Chair Anita Engel at 7:00 pm

Roll Call

Present: Ralph Swift, Mayor Scott Pope, Erwin Caplan, Anita Engel, Russell Fowler, Alan Grigsby, Lori Richardson, Fred Kuriger, Peter Guillette, Richard Warhlich

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

Absent: Chhouen Prach

I. Minutes of September 11, 2006 Meeting

Motion to: Minutes of September 11, 2006 Meeting approved with motion passed twice to be removed.

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

II. New Business:

- **Eric & Louise Schultz, 15 First Street, Claremont, NH** – Application submitted for 0.24 acres on 15 First Street to be annexed from Tax Map 121, Lot 61, Owner Eric & Louise Schultz, to Tax Map 121, Lot 62, owner Daniel Dromgoole. End result being Tax Map 121, Lot 62 total remaining area is 0.69 acres and Tax Map 121, Lot 61 new total area with annex is 0.57 acres. Zone R2

Mr. Coogan advised it is along the lines of a minor lot line adjustment. Mr. Patrick Dombroski advised that this is an annexation as the area is going to be transferred to Mr. Dromgoole. Mr. Dromgoole would like to purchase the additional .24 acres of the property. Mr. Grigsby asked if there are any other changes that will happen with the transfer of the property, easements, changes of the road. Mr. Dombroski advised that this property does not even abut second street and there will be no additional road frontage. There is an 10ft easement with the City of Claremont and this is the only easement. Mr. Grigsby advised that this part of the annexation does not touch Second Street. Mr. Dombroski advised that Mr. Grigsby is correct and the annexed piece does not even touch Second Street.

Motion to: accept plan as complete

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

Open Public hearing

Mayor Pope asked if there will be 50 ft frontage to Second street as it appears to be on the plans. Mr. Coogan advised that the city street ends where the line ends. Mr. Dombroski advised that when this subdivision was looked at in the past there were issues because of the driveway access.

Closed Public Hearing

Motion to: Accept application and approve

Made by: Mr. Grigsby

Second: Mr. Kuriger

vote: Unanimous

- **Gary LeClair, 137 Maple Street, Claremont, NH** - Applicant desires an amended Site Plan approval for the existing 3210 SQFT, Auto Repair, Tire Sales and Retail Office and 800 SQFT of Warehouse space at **137 Maple Ave, Claremont, NH 03743**, Tax Map 130; Lot 45 & 46; Zone B2.

Mr. Coogan we previously accepted the plan as complete. The last meeting left some issues unresolved so Mr. Coogan completed a site visit on September 18, 2006. Mr. LeClair has a permit from NH division of Motor vehicles to operate and complete NH State Inspections and under that permit you are allowed to sell no more than 2 vehicles per month and up to 10 vehicles in a year. The state recognizes this when that occasion comes up when some people just leave their vehicles there and do not come back and reclaim them or pay them and the state recognizes this. The question came up asking if there were additional businesses in the building. There are 3 office spaces upstairs and one is RCAP which is Rural Community Assistance Program and they help communities with water and sewer issues and another is Market America which sells beauty products. These are just sales offices and no one comes there and the parking is accounted for in the office parking space. Another question is are there any auto sales going on, there are no more than what is allowed by the NH DMV permit. There was a question on the 20 service vehicles in the back, these are cars in need of service or waiting for service, waiting for parts, being worked on. Is there adequate parking? There are 13 spaces required, the site plan shows 18 spaces. Mr. LeClair has advised that he has put up a fence as requested and they are still working on getting the striping done.

Mr. Grigsby asked if there is anything that says there will not be too many junk cars on site. Mr. Coogan advised that he has spoken with Mr. LeClair and he agrees that the neighborhood is improving. Mr. Coogan advised that unsightly autos will be housed in the back in the fenced in area. Ms. Richardson asked how many businesses are allowed to run out of this location. Mr. Coogan advised that there are 3 other office spaces in the building and the people are basically just using the phones to conduct their business. Ms. Richardson asked about Stanhope, a signs and banner business that was previously posted.. Mr. LeClair advised that Stanhope has gone out of business.

Mr. Grigsby asked where he intends to store tires. Mr. LeClair advised that he is under the impression the board does not want him to have a trailer on site and he would like to have a company called Routhier put a trailer on his property and they will come and take the trailer and the tires away as needed. All the tire dealers in town have trailers. Mr. Grigsby advised that the neighborhood is improving and he would rather not see a trailer on site. Mr. LeClair advised that he could be able to screen in the trailer. Mr. Grigsby asked what Mr. LeClair does with the tires right now. Mr. LeClair advised that right now he has someone who can take a couple of tires at a

time for around \$2. Mr. Grigsby advised that is the same amount of money as Routhiers would cost him. Chair advised that previously there was a trailer that was rusted and had overgrowth around it and it should not be confused with what Mr. LeClair is planning on doing. Mr. Grigsby asked if Mr. LeClair wants to put a trailer on the property will he have to come back. Mr. Coogan advised that he will have to come back to the planning board if that is how the board votes. Mr. Fowler thought it would be acceptable to have a trailer on site. Mr. LeClair advised that these would be nice, inspected and operational trailers. Mr. Grigsby advised that the fence will not be high enough to cover the trailer. Mr. LeClair advised that there will never be more than 2 autos for sale by him as he is not a car dealership.

Mr. Fowler advised he does not believe that he should have to come for an amended site plan for placing a trailer on his property, if he screens it well enough, we should allow him to do that. Mayor Pope advised that he would like to see curb stops at the front of the property. This is a precedence that they are setting for the City and it should also apply to this property.

Open public hearing

Close public hearing

Mr. Grigsby advised that trailers do not look attractive and they are an eye sore, I think if you think about the kind of community that we aspire to be, you do not see a trailer sitting in the back yard collecting tires. Mayor Pope advised that the location of the property is not residential and is more towards business. If screened properly it would be ok to have it in the back of the building. Mr. Fowler advised he would be for having the trailer fenced in and it should be allowed. Mr. LeClair advised that he is going to keep it neat and clean. Mr. Grigsby advised that the old Sears building across from the property and Claremont savings bank is across the street and these building are really nice. If you look at other communities who aspire to be better looking you do not have trailers. Mr. Caplan advised that the area in the back lot is in a B2 zone which allows tractor trailers.

Motion to: to accept site plan as submitted with conditions

1. curb stops along the front of the parking spaces
2. if and when there is a trailer brought onto the property, it will need to be properly screened

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

Vote: Chair Engel – Aye

Mr. Swift – Aye

Mr. Pope – Aye

Mr. Caplan – Aye

Mr. Fowler – Aye

Ms. Richardson – Aye

Mr. Kuriger – Aye

Mr. Grigsby – Nay

- **Michael Lemieux & Fred Gregoire, 519 Jarvis Hill Road, Claremont, N.H. —** Applicants desire Major Subdivision approval for existing 14.70 acre lot on **Case Hill Road, Claremont, NH 03743**. Proposed Lot 1 to contain 1.13 acres. Proposed Lot 2 to contain 1.89 acres. Proposed Lot 3 to contain 1.45 acres. Proposed Lot 4 to

contain 3.50 acres. Proposed Lot 5 to contain 3.68 acres. Proposed Lot 6 to contain 5.00 acres. Map 159, Lot 46; Zoning District: RR.

Letter from Erin Darrow putting off until November 13th meeting waiting for more info.

Motion to: application be continued until November 13, 2006

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

III. Other

Mr. Coogan advised he would like to invite Charlie French from UNH to talk about the community survey and the forums. Maybe invite him up during the day, invite the Planning Board members, people from the public who are interested, maybe put a notice in the paper and see who shows up. This could be the start to getting the Master Plan going. We were thinking about having the Masterplan advisory committee established, but this has not happened as quickly as they would like, so for the time being the Planning Board could take on that responsibility and provide direction for the Masterplan and work on getting the survey and the forums going. Maybe specific subcommittees could get established to work on specific tasks, maybe the land use chapter or the vision reception. The time frame is in the next few weeks.

Mr. Fowler advised that the Conservation Commission would like to discuss the Masterplan and they would like to be put on the agenda at the next Planning Board meeting to present the maps and discuss what they have to offer for involvement in the Masterplan and do a short presentation. Mr. Fowler advised that this could be done before we meet with Mr. French. Chair advised that that would be good and we would meet with Mr. French after that. Mr. Coogan advised that the Conservation Committee can provide good information on the Masterplan. Mr. Pope asked if there was a letter for this new committee that defines this committee and Mr. Coogan advised that he would provide one.

Mr. Grigsby advised that tomorrow night there is an open space committee meeting.

IV. Adjournment

Motion to: Adjourn

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

Meeting Adjourned at: 7:45 pm

Respectfully Submitted,

Michelle Aiken
Boards and Commissions Coordinator