



**Planning Board Meeting**  
Monday, April 13, 2009  
Council Chambers, City Hall at 7:00 pm

**Meeting Minutes**  
*Approved 4/27/09*

**Meeting Called to order by Planning Board Chair Peter Guillette at 7:00 pm**

**I. Roll Call**

**Present:** Peter Guillette, Adam Burke, Erwin Caplan, Paul LaCasse, Richard Wahrlich

**Absent:** Brian Rapp, Andy Austin, Deborah Cutts,

**City Staff:** Peter Dzewaltowski, Interim City Planner; Ed Tinker, Director of Planning & Development; Katrina Spaulding, Administrative Assistant

**II. Review of Minutes**

- Monday March 23, 2009 public meeting minutes

**Motion to:** Approve the March 23, 2009 meeting minutes.

**Made by:** Paul LaCasse

**Second by:** Peter Guillette

**Vote:** Unanimous

**III. Continuation:**

- **(PL2009-00002) T-Mobile, d/b/a Omnipoint Communications, Westboro, MA** – applicant seeks a Special Use Permit to collocate antennae on existing guyed tower and install related equipment to the site on **Cat Hole Road**. Tax Map: 75, Lot 1, Zoning District: AR.

**Motion to:** Continue to May 11, 2009 Meeting

**Made by:** Paul Lacasse

**Second by:** Erwin Caplan

**Vote:** Unanimous

**IV. New Business:**

- **POSTPONED DUE TO IMPROPER NOTICE (PL2009-00004) 210 Washington Street, Claremont, NH** – 210 Washington St, LLC seeks Site Plan Approval for a Car Repair, Car Sales, and Car Storage facility at **210 Washington Street**. Tax Map: 121, Lot 45, Zoning District: B-2

**V. Workshop**

- Draft Ordinance 504 Infill and Inclusionary Development – Updates

Peter Dzewaltowski stated the Housing Sub-Committee for the Master Plan has been working on Ordinance 504 and concern still remains for gaining public input and comment. Peter Guillette asked that the ordinance be available for public review for the document to be made available.

Paul LaCasse asked if there had been an impact studies done to verify what would happen to the schools etc. Peter Dzewaltowski said this most likely will not be done. This would be difficult due to the existing economic environment and practical problems that would require an extensive endeavor and there would be lots of work to be done to come to a conclusion or any assumptions.

Mr. LaCasse would like an impact study done to see what happens when the numbers are plugged into place and show how it affects the city services, water/sewer, schools etc.

Mr. Tinker mentioned data can be obtained from the assessing information as well as provide the sizes and amounts of vacant parcels. This information would include properties that could be re-developed. A list can be populated and the information can be available.

The impact study would be hard to collect the data. The assessing data could tell what lots could be built upon for the minimum lot size requirements. Mr. Tinker can get a list of what parcels would be affected by the ordinance.

#### Public Hearing

Bernie Folta a member of the Master Plan Committee and the Housing Sub-Committee said he would like to suggest/request that all the Board members voting on Ordinance 504 become knowledgeable on the issues. Mr. Folta feels impact studies would be good to get a grip on the future. In Newport, NH they are building housing developments. United Construction is building several subdivisions and neighborhoods. Maybe it would be beneficial to interact with Newport and get some information.

Mr. Robert Woodman read from the State Laws. He Read the Purpose of the Zoning Ordinance sources RSA 674:17, RSA 674:58. A few years ago Mr. Woodman said they removed 750 housing units in Claremont to give some breathing room and places to park for the residents. There is a 5 unit house on Meadow Street replacing a 6 unit housing unit previously destroyed in a fire. The lot is very small and there isn't any parking or room for the children to play. Mr. Woodman also mentioned Southbrook Development which has quite a lot of space, however there are condos on Myrtle Street where there is plenty of parking however there aren't many units sold. Mr. Woodman wants to stress the quality of life needs to be considered when making these decisions.

If the Planning Board recommends the Ordinance, the Council only needs a simple majority and if the Planning Board doesn't recommend it the Council will need a super majority. This is something to keep in mind.

Mr. Folta would like to recommend a Citizen Forum for every Board Meeting and allow citizens to have a chance for input. Mr. Guillette would like to have everything heard by the Planning Board adhere to the agenda of the Planning Board.

#### **VI. Reports from Boards and Commissions**

#### **VII. Other**

Planning and Zoning Board Conference on May 2, 2009 in Manchester, N.H.

#### **VIII. Correspondence**

#### **IX. Adjournment**

**Motion to:** Adjourn  
**Made by:** Mr. Lacasse                      **Second:** Mr. Burke                      **Vote:** Unanimous

Meeting Adjourned at: 7:40 pm  
Respectfully Submitted,

Katrina Spaulding  
Administrative Assistant