



Planning Board Meeting
Monday, April 27, 2009
Council Chambers, City Hall at 7:00 pm

Meeting Minutes
Approved 5/11/09

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, Brian Rapp, Deborah Cutts, Lori Richardson

Absent: Richard Wahrlich, Andy Austin

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

II. Review of Minutes

- Monday April 13, 2009 meeting minutes

Motion to: Approve the April 13, 2009 meeting minutes as amended.

Made by: Adam Burke **Second by:** Brian Rapp **Vote:** Unanimous

Abstained: Lori Richardson, Deb Cutts

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.

Peter Dzewaltowski inquired if there was a representative from T-Mobile present. There wasn't anybody present at the public hearing. Peter stated that because the Board had questions of the applicant which remained unanswered, it would seem appropriate to deny the application for that reason. There remains outstanding information and questions regarding the site access license with the city and whether it is current or not. There were also questions whether or not the existing tower is structurally sufficient to accommodate the proposed antennae.

Motion to: Deny the Application

Made by: Lori Richardson

Second: Paul LaCasse

Vote: Unanimous

IV. New Business:

- **(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

Peter Dzewaltowski presented there have been several businesses associated with this site. This applicant intends to have the uses include auto service and repair in support of automobile sales. This lot will not be altered significantly and the changes on the exterior will be limited to paving the existing site and making drainage improvements.

Standard Conditions

1. Prior to issuance of a Certificate of Occupancy, the owner/applicant shall notify the Zoning Administrator and Building Inspector that the project is ready for final inspection. Completion of the project shall be in substantial compliance with the plans submitted for review and all conditions of approval.
2. The applicant shall obtain and receive approval for all necessary permits as determined by the City of Claremont Building Department.
3. The applicant shall obtain and receive approval for all necessary permits as determined by the City of Claremont Public Works Department.
4. The applicant shall obtain and receive approval for all necessary permits as determined by the State of New Hampshire.
5. Prior to issuance of a Certificate of Occupancy all required improvements shall be completed in place unless the applicant provides the city security for the completion of said improvements, in accordance with Article XI of the City of Claremont Site Plan Regulations.
6. The GBRB Investments, LLC Site Plan is valid for two (2) years from the date of approval. If a building permit has not been issued before the two-year deadline, the site plan is no longer valid and must be recertified through the Planning Board.

V. Site Specific Conditions

Conditions Precedent

1. The applicant will provide for Planning Department approval a revised plan altering the vehicle display area to allow a pedestrian accessible route between the handicap parking space and the building entrance.
2. The applicant will provide a consistent hard surface for the areas delineated for traffic and pedestrian circulation.
3. The applicant will provide for Planning Department approval the specification for the proposed floodlight to ensure it contains an appropriate down-directed shield.

Conditions Subsequent

1. The applicant will maintain a vehicle display in the location directly in front of the northerly Washington Street egress in order to preclude its use for traffic and circulation. This curb cut will be permanently closed, and sidewalk and curbing added, once the site is substantial redeveloped and/or if a nuisance is created due to the temporary closure.

2. The applicant will maintain the median in the front of the building planted or seeded with grass.
3. The applicant will comply with the Department of Environmental Services Best Management Practices for Groundwater Protection (Env-Wq 401).

The access will be improved from the Washington Street entrance to the site and the City is recommending that one access be temporarily closed off immediately. When the lot is substantially redeveloped it is recommended the second access be permanently closed by adding sidewalk and curbing. In the interim, the applicant is proposing to park display cars in front of the access point to prohibit its use. There shouldn't be any nuisances created from doing this.

Traffic circulation surrounding the site will be dictated by the auto sales storage around the lot. The City feels it would be advisable to see if the applicant plans to store any other items on the property. Peter D. also mentioned he wasn't sure if there would or would not be a direct path for handicap accessibility. The applicant will have some revisions for this site. Pavement and surface treatment will be required. There is one floodlight being proposed on the South Eastern corner of the lot. There is an existing flood light on the other end. The new floodlight should be directed downward and not towards any traffic nearby.

This site, as well as other sites on Washington Street are part of the hydrological area of concern for the Sugar River which the city utilizes as a drinking water supply. Fluids handled on the site need to adhere to the New Hampshire Department of Environmental Services best management practices for groundwater protection. Several abutters have been into the Planning office with concerns of a buffer to screen the vehicle storage and operation.

Motion to: Accept the Application as complete

Made by: Deborah Cutts

Second: Brian Rapp

Vote: Unanimous

Wayne McCutcheon presented the site plan for the applicant. Wayne stated the plan is recorded at the registry. There will be a Hemlock hedge placed on the eastern boarder of the property to provide a buffer. In the front of the property there will be bark mulch placed in the median. The lighting placed will be a "down light" and will keep the light pollution down. The light is directed toward the property only. Peter Guillette asked if the light would affect any abutters and Wayne said it will not be in the abutter's vision. The grade of the lot will be to regulation and completely paved.

Peter Guillette asked if the parking lot will be paved and Greg Belisle said yes, with the exception of a 30-40 ft strip in a back corner which will not be paved.

There were sumps and drains that were put in 1989 according to Steve Plourde. There is also a grease trap in the front of the building when there was a deli in the storefront.

Greg Belisle said there will not be a service department to serve outside vehicles. Washington St. is Deb Cutts' concern. She wants to hear the access points on Washington Street will be permanently closed off. According to Wayne M., the most easterly curb cut will be closed. Peter D. mentioned the Board could require some bollards and chain link fences to prohibit traffic from passing and would still allow the applicant versatility.

Steve Plourde, former property owner said there is a 12' buffer from the edge of the road. Closing the entrance off temporarily would still allow for an open sidewalk and there should be an egress that opens to the right only. This would open as a right hand turn only on Washington Street. The traffic flow is a problem when people are making a left hand turn into traffic.

Adam Burke asked what the signage for traffic would look like. Mr. McCutcheon said the signs will be very visible and similar to those at the Imperial Buffet.

Mr. LaCasse said the entrance to the road closest to Moody Ave. should be closed. There is only 2 1/2 feet from the inside to the sidewalk. Mr. Plourde stated there isn't any point in trying to plant anything there because in the winter time the plows clean out all the bushes.

Mr. LaCasse wanted to know where the oil traps are located. Mr. Plourde said the oil traps are right in front of the catch basins and there are two.

Brian Rapp asked what the current requirements are for the catch basins on the lot. This is a new use and it stands to reason this information should be provided. Steve Plourde thinks the issue of storm drains is not necessary he feels there are more problems in parking lots around town.

Adam Burke asked how often the groundwater is tested. Mr. Plourde stated that the lot has been tested every three months for the last 2 1/2 years. The water has tested clean according to Steve Plourde. The monitoring wells will be pulled if this most recent test is clean.

Open Public Hearing

Russell Fowler, a neighbor doesn't want to see the entrance on Moody Avenue be the only access, it clogs up the road for the neighborhood behind. He feels the Washington Street entrance needs to be left open.

Nicholas Koloski an abutter doesn't have any objections to the proposed use. He has questions and does feel closing off the Washington St. traffic will cause problems for the people on Moody Avenue. There is an underground electrical line located in the same place as the proposed hedge. Mr. McCutcheon said the hedge will be placed on the east side of the lot and the hedges will have a break so as not to have a continuous hedge. This will be to allow maintenance for the underground line.

Doris Murgatroy, a neighbor, doesn't want to see more traffic on Moody Avenue. The traffic is already terrible for travel.

Public Hearing Closed

Peter Guillette rephrased the traffic situation. There are two access points. There is one closest to the building and one on Moody Avenue. The neighbors of Moody Avenue would like to see both left open to maintain a better flow of traffic and not compound the issue with Dunkin Donuts' traffic cueing on Moody Avenue.

Brian Rapp asked if there was someone present from the traffic committee, Peter D. said that the recommendation to close the access onto Washington Street can from Planning Department staff, not from the traffic committee.

Ms. Cutts stated she will make a motion that the application be approved with all the considerations and the regulation of water separation and request the traffic committee address the issue with Dunkin Donuts

Motion to: To accept and approve the application with all of the statement conditions and site specific conditions with subsequent considerations to confirm regulations for oil separators and request the traffic committee address the traffic situation with Dunkin Donuts.

Made by: Deborah Cutts **Second:** Mr. Rapp **Vote:**

Mr. LaCasse made an amendment to the motion to modify the sign and not to exceed signage height requirements, and will meet the requirements of the City sign Ordinance.

Motion Amended by Paul Lacasse with no second.

Motion Failed

Mr. LaCasse is concerned about the signage and the large boom with the “We Finance” sign. It shouldn’t be permitted. He would like to see Planning Board Approval.

Motion to: To accept and approve the application with all of the stated standard conditions and all site specific conditions. And an additional condition to the Conditions Subsequent #4 states the need to confirm with appropriate regulatory bodies regarding the need for an additional separator.

Made by: Ms. Cutts **Second:** Mr. Rapp **Vote:** Lori Richardson -Aye
Deb Cutts - Aye
Peter Guillette - Aye
Brian Rapp - Aye
Adam Burke - Aye
Erwin Caplan - Aye
Paul LaCasse - Nay

Chair Guillette said Ordinance 504 regarding infill and inclusionary development is being re-written by Jane Taylor and includes comments from the public and boards. This will produce a new version and a new draft which will be available as soon as possible for the Planning Board to review.

Bernie Folta referred to the public input to the Master Plan Housing Sub-Committee and it wasn’t clear whether this sub-committee was finished with the input. He isn’t sure if there will be another chance for review and input.

Peter D. wants to re-iterate the process. There is an opportunity for the Planning Board to make comment, however, the City Charter states that the Board only provides a recommendation to the City Council whether they support approval or not.

V. Correspondence

NH Planners Association Annual Conference June 4th and 5th

VI. Adjournment

Motion to: Adjourn

Made by: Paul Lacasse

Second: Brian Rapp

Vote: Unanimous

Meeting Adjourned at: 8:50 P.M

Respectfully Submitted,

Katrina Spaulding

Administrative Assistant