



**Planning Board Meeting**  
Tuesday, May 26, 2009  
Council Chambers, City Hall at 7:00 pm

**Meeting Minutes**  
**Approved 6/8/09**

**I. Roll Call**

**Present:** Peter Guillette, Adam Burke, Erwin Caplan, Paul LaCasse, Brian Rapp, Lori Richardson,

**Absent:** Deb Cutts, Richard Wahrlich, Andy Austin

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

**II. Review of Minutes**

- Monday, May 11, 2009 meeting minutes

**Motion to:** Approve the May 11, 2009 meeting minutes as amended.

**Made by:** Mr. LaCasse

**Second by:** Brian Rapp

**Vote:** Unanimous

**III. New Business:**

- **(PL2009-00006) 381 River Street, Spfld, VT** – Gertrude Holl Revocable Trust seeks Site Plan Approval for locating outdoor seating space at **214 Washington Street**. Tax Map: 121, Lot 46, Zoning District: B-2.

Peter Dzewaltowski presented that the applicant is proposing approximately 750 sq. ft. of outdoor seating space in the courtyard area on the southwest corner of the BJ Brickers building. It is proposed that the location would be fenced with a temporary fencing system that includes bollards that fit into pre-cut holes in the concrete. Lateral material is then added to create an obstruction to enclose the seating area. The system may be removed during periods when it is not in use. The proposed seating area is currently an asphalt surface, but is proposed to be replaced with stamped concrete. Access to the seating areas is proposed to be from the outside of the building.

The occupancy or seating will not increase with the addition of the outdoor seating. It is the applicant's intention to transport the seating to the outdoors during the favorable months of the year, roughly from June-September. There will be six tables which will seat 4 people for a total of approximately 24-25 people. It will not increase the seating and therefore would not increase parking standards. No lighting or structures are being proposed as part of the project.

Adam burke asked how far the corner of the road the area would be located. Mr. Dzewaltowski figured it would be approximately 12 feet from the sidewalk location.

*No Abutters Present*

*Open Public Hearing*

*Public Hearing Closed*

Chair Guillette read the conditions recommended to the Planning Board:

Conditions Precedent

1. The applicant shall obtain and receive approval for all necessary permits as determined by the City of Claremont Public Works Department.
2. The applicant shall obtain and receive approval for all necessary permits as determined by the State of New Hampshire.
3. Additional off-street parking is required, based on the amount of increased seating, per Building Code and Fire Department occupancy inspection.

Conditions Subsequent

1. The applicant shall obtain and receive approval for all necessary permits as determined by the City of Claremont Building Department.
2. 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.
3. The Gertrude Holl Rev. Trust 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.

**Motion to:** Approve outside seating at existing restaurant for approximately 25 people with the above conditions.

**Made by:** Mr. LaCasse

**Second by:** Lori Richardson

**Vote:** Unanimous

**IV. Other – Public Comment**

Bernie Folta wanted to address the board regarding the Lebanon Planning Board Agenda which was occurring simultaneously as the Claremont Planning Board. Mr. Folta notices there are sub-committees for the Planning Board and a couple of reports from City Council Sub-Committees from Lebanon. The idea is perhaps some of these practices could be applied to Claremont.

There is also Master Plan Work going on and the Web Site for the City of Lebanon includes the information collected and comments by the board are also posted.

**V. Adjournment**

**Motion to:** Adjourn

**Made by:** Mr. LaCasse

**Second:** Mr. Brian Rapp

**Vote:** Unanimous

Meeting Adjourned at: 7:20 P.M

Respectfully Submitted,

Katrina Spaulding  
Administrative Assistant