



Planning Board Meeting
Monday, June 8, 2009
Council Chambers, City Hall at 7:00 pm

Meeting Minutes
Approved 6/22/09

I. Roll Call

Present: Peter Guillette, Adam Burke, Erwin Caplan, Paul LaCasse, Brian Rapp, Deb Cutts, Richard Wahrlich, Andy Austin

Absent: Lori Richardson

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

II. Review of Minutes

- Monday May 26, 2009 Meeting Minutes

Motion to: Approve the May 26, 2009 meeting minutes as amended.

Made by: Brian Rapp

Second by: Adam Burke

Vote: Unanimous

III. New Business:

- **(PL2009-00007) 6 Kinney Place, Claremont, N.H. – White Mountain Children’s Center** seeks Site Plan Approval for licensed child care facility located at **190 Charlestown Road** Tax Map: 154, Lot 69, Zoning District: R-1.

The applicant is proposing to utilize the existing building for a Family Group Day Care. The building has historically been used for religious services, elderly care, and offices.

The applicant has previously been approved for a use variance with the Zoning Board.

The applicant is requesting waivers from boundary survey, grading information (there are no substantial changes to the property), landscape plan, utility plan, and drainage plan requirements.

Play Space

Outdoor play space is required for licensing from the State. The location and extent of this area is shown on the site plan and is in the location of the existing parking lot. The play area is proposed to be fenced. The area is located behind the building.

The properties on the Southern side are residential lots.

Eighteen parking spaces are provided. The off-street parking standard for this facility is: “two (2) spaces plus one (1) additional space for each four (4) additional children for which the facility is licensed, for a total of four (16).”

There are two curb cuts both on Charlestown Road, the southerly curb cut would be an entrance only with drop off and exit toward the northerly entrance. This should provide enough distance for cueing of cars.

Screening

Screening should be provided from the residential properties toward the south and east. The northern edge of the property seems well screened by trees. It is unclear what type of fencing is proposed and whether it will be opaque or semi-opaque. Opaque fencing will do the best job at screening and deflecting noise.

Motion to: Accept the Plan as Complete

Made by: Brian Rapp

Second by: Paul LaCasse

Vote: Unanimous

Steve Jesseman, from Jesseman Associates spoke for the applicant. Christine Loiselle the Director of the White Mountain Children's Center said the location for the children's center is currently at 6 Kinney Place and the lease will be running out in August of 2009. This will leave the center without a new location to move to.

Mr. Jesseman said the applicant has added a grass area to the plan presented and will pursue adding this area when the funds are available to do so.

The lot in the front of the building will be lined for a walkway. There will be one-way traffic and a sign will be placed for "No Exit" and "One Way traffic". Christine Loiselle said the parents will need to park and walk their children into the facility, there will be no drop offs at the door.

Mr. Caplan recused himself as he has a conflict with the applicant. His business firm is representing the applicant in this case as realtor.

Mr. Lacasse asked Mr. Jesseman about the fencing and he stated it will be chain link. The hours of operation according to Christine Loiselle will be 6:45-5:00 Monday-Friday. There will be one light by the entrance for evening pick-up of the children.

Chair Guillette mentioned there will be removal of shrubbery to create the walkway on the side of the building. This was confirmed by Mr. Jesseman.

Open Public Hearing

No Abutters Present

Public Hearing Closed

Mr. LaCasse asked if this building was going to be purchased or leased. Christine Loiselle said this building will be a rental for the facility.

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.

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 White Mountain Children's Center 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 the Application with the conditions listed above.

Made by: Ms. Cutts

Second by: Mr. Burke

Vote: Unanimous

IV. Reports from Boards and Commissions

Brian Rapp stated his participation with the Historic District Commission has shown there are some great renovations taking place at the Union Block

V. Adjournment

Motion to: Adjourn

Made by: Mr. LaCasse

Second: Mr. Burke

Vote: Unanimous

Meeting Adjourned at: 7:25 P.M.

Respectfully Submitted,

Katrina Spaulding
Administrative Assistant