



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

Meeting Minutes
Approved 8/10/09

I. Roll Call

Present: Peter Guillette, Erwin Caplan, Paul LaCasse, Deb Cutts, Richard Wahrlich, Lori Richardson, Andy Austin

Absent: Adam Burke, Brian Rapp

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

II. Review of Meeting Minutes from June 22, 2009

Motion to: Approve the June 22, 2009 meeting minutes as amended.

Made by: Paul Lacasse **Second by:** Lori Richardson **Vote:** Unanimous

III. New Business:

- **(PL2009-00008) – Nassau Broadcasting Holdings, Inc., 477 Congress Street, Portland, ME-** seeks Site Plan Review Approval for a gunsmith service, retail, and warehouse establishment on the existing site located at **741 Main Street**. Tax Map: 68, Lot 5, Zoning District: Business 2 (B-2).

Mr. Ed Tinker presented the Project Description:

This proposal includes a change of use, a building addition, and minor modification of the site driveway. The prior use of the site was a radio station. Proposed is a gunsmith facility which will include service, retail, and warehouse uses.

Primary Planning Considerations

The site is accessed via a right-of-way shared with the neighboring property to the west. The applicant will be providing a copy of the deed to ensure that the site has access rights and no material restrictions that would prohibit the proposed use. The applicant is currently unaware of any such prohibitions.

The proposed use is expected to generate some shipping traffic such as parcel delivery trucks e.g. UPS. The applicant has been asked to provide sight distance information pertaining to the curb cut onto Main Street. We are currently unaware of any access issues but want to be sure that overgrown vegetation or other features are not precluding safe access.

The building is proposed to increase by 600 sq ft, from 4,500 to 5,100. Off-street parking standards contain requirements for warehouse use; however, regulations do not allow using the warehouse standard unless all of the structure is used strictly as a warehouse. Retail and services uses are a small portion of the existing building, but due to the absence of other standards may be applied to the entire structure as a requirement. Using the retail/service standard 17 spaces are required. Fifteen spaces are provided.

Mr. Richard Warlich is an abutter and recused himself for the hearing.

Mr. Bob Haight, architect, presented the application. The business owner, Mark Cromwell was also present. Mr. Cromwell is the managing force for the two gun companies located in Germany. This facility will be primarily conducting repair work done for the business vendors. The guns will be long guns, and sporting guns. There will be no handguns worked on. The company is requesting the use of this facility to allow for the expansion of the business.

There is an existing loading dock with two overhead doors and there will be an additional receiving area. There are two locations to create additional parking spaces. The whole building if it were to be used for retail in its entirety would require 17 spaces. There is a small hatched area that is approximately 700 square fee of additional paving for supplemental parking. The back lot will be just employee parking.

There is a fire door on the side of the building which will become the main entrance and there will be a covered walkway from the parking lot to the entrance.

There are some grading problems where the water runs into the basement. The removal of the current main doorway will allow for some changing and shifting of the grading and will resolve the surface drainage issues.

The only deed restrictions originally created when this lot was subdivided from the church approximate 20 years ago were to guarantee there weren't any activities or business conducted on Sunday morning. There are some restrictions about not building anything under the cost of \$25,000 such as sheds or small outbuildings.

There isn't a history of reports or accidents or any problems with the site lines. West of the driveway about 50 feet down the brush could be cut and dramatically improve visibility.

Lori Richardson asked where the front door was being moved to. Mr. Haight said the door will be moved to the side of the building. There will be a stairway on the interior removed.

Mr. LaCasse asked if there will be any handicapped parking. Mr. Haight said it will be accessible on the main floor. There will be a covered walkway. The walkway will be concrete and handicap accessible.

Ms. Richardson asked if there is still a ramp on the backside of the building. Mr. Haight said it will continue to remain in the rear of the building.

Motion to: Accept the Site plan as complete.

Made by: Deb Cutts

Second by: Paul LaCasse

Vote: Unanimous

Public Hearing Open

Christine Corey, Prince of Peace Evangelical Church President, spoke to say she hoped there wouldn't be sale of handguns and firing ranges. She has been convinced this will not be happening. She also mentioned there have been some close calls with driveway accidents due to the high foliage at the end of the driveway.

Public Hearing Closed

Mr. LaCasse asked if there would be a test firing range and will there be sale of ammo. There will not be test firing from the site. The ammunition sold would be sporting ammunition only.

Standard Conditions

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 New England Custom Guns. 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.

Site Specific Conditions

Conditions Precedent

1. Provide Planning Department proof of deeded access via right-of-way.

Motion to: Approve the application and site plan with the standard conditions and the site specific conditions

Made by: Lori Richardson **Second by:** Deb Cutts **Vote:** Unanimous

IV. Reports from Boards and Commissions

No reports available at this time.

V. Other

Mr. Peter Guillette pointed out the application for Municipal Volunteer Awards. The application is due August 28th and should be mailed or turned into Katrina Spaulding at the Office of Planning and Development.

Mr. Tinker wanted to discuss the truck route study with the coordination of DOT and UVLSRPC and he wanted to let the board know about a few meetings. The first will be held on July 28th

and the second will be August 10th before the Planning Board. The third will be August 12th and presented to the City Council.

VI. Correspondence

VII. Adjournment

Motion to: Adjourn

Made by: Paul Lacasse

Second: Lori Richardson

Vote: Unanimous

Meeting Adjourned at: 7:35 P.M.

Respectfully Submitted,
Katrina Spaulding
Administrative Assistant