



**Planning Board Meeting**  
Monday, October 12, 2009  
Council Chambers, City Hall at 7:00 pm

**Meeting Minutes**  
**Approved 10/26/09**

**I. Roll Call**

**Present:** Peter Guillette, Erwin Caplan, Paul LaCasse, Deb Cutts, Lori Richardson, Adam Burke, Richard Wahrlich, Catherine MacKenzie, Brian Rapp

**Absent:** Andy Austin

**City Staff:** Mike McCrory, Interim City Planner; Katrina Spaulding, Administrative Assistant

**II. Review of Meeting Minutes**

**Motion to:** Approve the September 14, 2009 meeting minutes as amended.

**Made by:** Adam Burke      **Second by:** Paul Lacasse      **Vote:** Unanimous

**III. New Business:**

- **(2009-00012) Tammy Newton, 1325 Skyline Drive, Weathersfield, Vt** requests Site Plan Approval for Tax Map 165, Lot 4, Zoning District B2. Location **143 Charlestown Road.**

**Project Description**

The proposed project includes a change in use on the property from warehouse/distribution to auto repair and related operations. The Applicant requested the Planning Board grant a Waiver for Site Plan Review at the September 14 hearing and was denied.

**III. Primary Planning Considerations**

Given the nature of the proposed use and the historic use of the property it is unlikely that this proposal will result in a substantial change to historic traffic or parking demands on the site. The Applicant has supplied a site plan with specific waiver requests from the Site Plan Submission Requirements.

There will be no modification of the existing site layout, except for minor details like the location of the dumpster and the use of certain existing truck loading docks. The building footprint will remain unchanged. The proposal includes a storage shed at the lower level of the property in the back yard.

**Motion to:** Accept the application as complete

**Made by:** Brian Rapp

**Second by:** Adam Burke

**Vote:** Unanimous

*Open Public Hearing*

*Abutters – None Present*

### *Close Public Hearing*

Tammy Newton said the building will remain the same as the existing building. There will be a dumpster down in the back of the building. It is indicated on the site plan.

Mr. LaCasse asked where the cars would be stored prior to them being worked on. Tammy said they would be kept behind the building on the left hand side of the building. Cars being worked on will be kept on the right side of the building by the loading docks. The lot doesn't have any area that is screened in to block view from the road. Mr. LaCasse suggested a fence be placed along the property line for screening purposes.

Totaled cars would most likely be placed on the side of the loading dock. Totaled cars are however not left on site very long as they are taken away by the insurance companies. Tammy said the ideal place for the cars to be placed would be on the pavement.

Lori Richardson said she would like to see the cars shielded from the road. This would keep the area looking nicer. Some type of screening, a fence would be desirable. Mike Dashner, with the applicant, said this would make things more complicated when it comes to trying to plow the lot in the winter time. He mentioned there were some planters in the front currently and they will be tough to plow around.

The Board would like to see anything that is severely damaged be kept away from the road. Mike McCrory stated according to Sec 22-506 of the Claremont Zoning Ordinance, a fence may be placed without a permit and notwithstanding the Planning Board has the capacity to decide where a fence may be placed on the property.

Paul LaCasse felt maybe some Cedar trees could be planted in the small planters. This would help make the wrecked cars less noticeable.

Brian Rapp said it will be difficult knowing what to recommend without knowing where cars are actually going to be placed.

Mike McCrory said it would propose a safety risk if there was an excessive amount of fencing was done for screening. This could be an obstruction for passing motorists and their line of site.

Peter Guillette reinstated there will not be any cars parked directly in front of the garage. The side or back yard would be used to park the wrecked vehicles. The severely damaged will be down in the back.

There isn't any water problem in previous site plan review. There is no substantial change to the site and they aren't going to be expanding the pavement.

Ms. Richardson likes the idea of one designated area for all vehicles. She feels perhaps having two fences to allow all the vehicles that need to be stored placed in one location. This would keep them all in the same area so they would be easily accessible.

The applicant would like to have the application fee waived for the Site Plan as they initially tried to have the site plan waived. Mike McCrory said waiving the application fees are an act of the City Council and in order to have this fee waived it would need to be submitted to the Council. The applicant should submit the request with the endorsement of the waiving of the

fees. Mike also mentioned the motion was made at the previous planning board meeting and a vote was made to deny the waiver. This is a new application separate from the waiver and needs to be treated as a separate application.

**Motion to:** Written request to the City Council to review the waiver of the \$200.00 application fee.

**Made by:** Adam Burke                      **Second by:** Paul LaCasse      **Vote:** Unanimous

### **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.

This 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:** Applicant requests with conditions precedent and subsequent with the 4<sup>th</sup> condition of the installation of the fence for aesthetic purposes as described in the hand drawn picture and submitted to the Planning Office. There will be a minimum of 4 feet and a maximum of 6 feet in height for the fence.

**Made by:** Deb Cutts                      **Second by:** Brian Rapp      **Vote:** Unanimous

- **(2009-00013) Charles & Brenda Saunders, 8 Melrose Street** seek Lot Line Adjustment for 8 Melrose Street and 90 Belding Street. Tax Map 95, Lot 106, and Lot 107, Zoning District R-2.

Continued to October 26, 2009 per consent of applicant.

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

### **V. Other**

Bernie Folta wanted to mention the Planning Board meeting minutes from March 23, 2009 do not appear on the Claremont Website.

## **VI. Correspondence**

## **VII. Adjournment**

**Motion to:** Adjourn

**Made by:** Deb Cutts

**Second:** Adam Burke

**Vote:** Unanimous

Meeting Adjourned at: 7:50 P.M.

Respectfully Submitted,

Katrina Spaulding  
Administrative Assistant