



Planning Board Meeting
Monday, March 8, 2010
Council Chambers, City Hall at 7:00 pm

Meeting Minutes
Approved March 22, 2010

I. Roll Call

Present: Peter Guillette, Lori Richardson, Adam Burke, Deborah Cutts, Erwin Caplan, Brian Rapp

Absent: Catherine MacKenzie, Richard Wahrlich

City Staff: Mike McCrory, Interim City Planner; Kelly LeBlanc, Administrative Assistant

II. Review of Meeting Minutes from February 22, 2010

Motion to: Approve the February 22, 2010 meeting minutes as presented.

Made by: Adam Burke

Second by: Brian Rapp

Vote: Unanimous

III. New Business

- **(2010-0003) Wayne McCutcheon – 20 Tengren Ave** - Applicant desires approval from Planning Board for an Annexation of one parcel. Parcel A, 0.56 acres is to be annexed to Tax Map 165 Lot 8. Remaining land after annexation will be 3.88 acres. Property Owner: **Fedora T. Greene**. Property located: **20 Tengren Ave, Claremont 03743**. Tax Map 165; Lot 9; Zone B-2.

Project Description

The proposed annexation is to benefit the Tenney parcel (18 Tengren Ave) by annexing approximately 0.16 acres from the Greene parcel (20 Tengren Ave).

Primary Planning Considerations

This annexation will not alter terrain or cause the creation of a new, developable lot. The annexation will effectively benefit the Tenney parcel by making it compliant with the minimum lot size requirements for the B-2 zoning district.

Standard Conditions

- The Applicant shall submit to the City a computerized file of the lot lines after final approval.
- The Applicant shall provide two Mylar copies of the approved lot lines to the City for recording at the Sullivan County Registry of Deeds.

There are no zoning issues, the annexation will allow the Tenney parcel to conform to the Zoning ordinance. There is no proposed development in this application.

Motion to: Accept the application as complete

Made by: Brian Rapp

Second: Adam Burke

Vote: Unanimous

Chris Payton, agent for Wayne McCutcheon, stated that the annexation will be straight forward. There will be no utility issues as they will be contained in the area designated.

Peter Guillette confirms this is a lot line adjustment.

Open Public Hearing

No Abutters Present

Close Public Hearing

Motion: Approve annexation with the standard conditions that are set forth.

Made By: Lori Richardson

Second: Adam Burke

Vote: Unanimous

- **(2010-0004) Innovative Homes – 798 Main Street** –Applicant seeks approval for a Site Plan on three contiguous lots to construct an office building, garage, and concrete pads for five temporary display modular residential homes. Innovative Homes of NE LLC shall be purchasing Tax Map 68 Lots 14 & 15 from the City of Claremont. Merger is pending for the two City lots. Properties located: **798 Main Street, Claremont NH 03743**. Tax Map 68-13, 68-14, and 68-15; Zone I-2.

This application has been opened but in quick summary this application is complete except for a recent NHRSA amendment which requires notification to parcels near rivers and streams. Notification will go out to the dam upstream and DES Bureau.

It is suggested that this application is continued to the March 22 hearing to assure the notification is in compliance. The recommendation is that the board continues this meeting.

Motion to: Continue the Application to the March 22 hearing.

Made by: Brian Rapp

Second: Adam Burke

Vote: Unanimous

IV. Reports from Boards and Commissions

V. Other

Would like to inform the board that MPAC subcommittee applications are open and the board will be notified of the pending applications.

Transportation Committee is effectively done with their chapter. This will be submitted for the planning board to review.

VI. Correspondence

VII. Adjournment

Motion to: Adjourn

Made by: Adam Burke

Second: Brian Rapp

Vote: Unanimous

Meeting Adjourned at 7:25PM

Respectfully Submitted,

Kelly LeBlanc

Administrative Assistant