

Claremont Planning Board
Monday, April 25, 2005, 7:00 p.m.
City Hall, Council Chambers, Claremont, NH

Minutes

1. **Roll Call**

Present: Erwin Caplan; Russell Fowler; Heather Giannuzzi, Alan Grigsby; Frederick Kuriger, Jim Hanson; Anita Engel, Chair; Mayor Pope; Michael Demars, Alan Berggren

Absent: Bruce Temple, Scott DeCoteau

Staff: Gerald Coogan, Interim Planner; Peter S. Chase, Fire Chief

2. **Minutes of March 28, 2005 and April 11, 2005 meetings**

March 28, 2005

Due to the application, Mr. Hanson was not appointed to sit for Mr. DeCoteau.

Corrections: Page 5, Omit "Reopen Public Hearing"

Motion: To accept the minutes of March 28, 2005 as amended.

Made by: Mr. Grigsby Second: Mayor Pope

Vote: Unanimous

Chairperson Engel abstained from voting due to her absence at the meeting.

April 11, 2005

Motion: To hold off approving the minutes of April 11, 2005 until the next meeting for further review.

Made by: Mr. Grigsby Second: Mayor Pope

Vote: Unanimous

Agenda has been changed—Bond Auto Parts will be addressed first

3. **Old Business**

a. **Bond Auto Parts, 11 Main Street, Claremont**—is seeking site modifications for new parking and better access onto Main Street, new landscaping, new awnings over windows and entrance doors. Map 120, Lots 40, 4, Zoning District: B1

Mr. Coogan reviewed the proposal with the concept plan for the redevelopment of the Mill District, and met with Mr. Fredette, Director of Public Works, and Mr. Beek. Proposed changes:

1) Extend the sidewalk past the parking area of the Tumble Inn Diner, and a grassy area where 3 parking spaces are located.

2) Provision for a wrap around sidewalk connecting property with United Way into the Mill District. The owner of Tumble Inn Diner expressed concerns about losing 3 spaces.

Chairperson Engel asked if Bond had a formal agreement with Tumble Inn Diner regarding parking. According to the applicant there was not, however, they have always allowed the Tumble Inn to utilize the parking area. Mayor Pope asked if the sidewalk would change the configuration of the road and Mr. Coogan responded it would not. Mr. Fowler stated that the Tumble Inn Diner's back door could be utilized for deliveries. Mr. Demars stated that if the Tumble Inn Diner had major concerns regarding this, they would have been present.

Close Public Hearing

Motion: To approve the application of Bond Auto subject the above two changes.

Made by: Mr. Demars Second: Mr. Grigsby

Vote: Unanimous

Amendment: To require a security bond.

Made by: Mr. Demars Second: Mr. Demars

Vote: Unanimous

On an unrelated matter, Mr. Coogan informed the Board that Jones Auto Repair has not complied with the security bond requirement and has been unresponsive to the City's letters. If Jones Auto does not comply, the City will request the Planning Board have his site plan permit removed.

- b. A.J.M. Realty, Inc., 55 Main Street, West Lebanon, NH—is seeking approval for a major subdivision of property on Paddy Hollow Road into 9 residential/agricultural lots sized from 2 1/2 to 25 plus acres, with proposed road. Map 35, Lots 2, 3, 4; Zoning District : B1

Mr. Gerard Fortin of Vollmer Associates reviewed Mr. Rollins letter of April 19, 2005 regarding his review. The letter consisted of 17 suggestions, and each was discussed.

Mr. Demars asked if these items are considered "housekeeping", and Mr. Fortin responded he has not seen the recently submitted plan and was not able to comment. Ms. Engel asked if item #2 meant that any structure would need to be 100 feet from the wetlands. Mr. Maranville said each lot has a test pit. Mr. Kuriger questioned City's rule requiring a city official witness the test pits. Mr. Coogan state that this requirement of the regulations has not been practiced in over 20 years. If there is a licensed septic designer and licensed land surveyor, and they affirm that the test pit conforms with State regulations, this will be satisfactory. He suggested the applicant obtain a waiver.

Mr. Grigsby asked if the pork chop lots had been evaluated. Mr. Fortin responded they did not. Ms. Engel inquired about drainage in front of lot #4. Mr. Fortin stated that there is an 18 inch pipe under the driveways for lots #3 and #4.

Mr. Kuriger asked if the engineer could prepare a septic system for the lot and if that would be satisfactory. Mr. Fortin responded it was. Mr. Grigsby asked about storage capacity of the wetland. He asked if the figures submitted were accurate. Mr. Fortin explained Vollmer can determine the pre and post development run off after they have reviewed the requested information. Mr. Grigsby asked if Vollmer believes the calculations regarding 1.35 million gallons of capacity are adequate. Mr. Fortin said yes. Mr. Grigsby questioned the large existing wetland and asked Mr. Fortin if he investigated it. Mr. Fortin said Vollmer did a field walk and feels there will be very little change down stream. He said there is a natural retention base on site the applicant can take advantage of.

Attorney Simpson said that according to Mr. Wilson's letter, Lot #1 is adequate for installing a septic system. He provided copies of the letter to the Board. The applicant believes that most of the issues are "housekeeping" issues and can be placed on the plans. Attorney Simpson responded to concerns regarding the method of calculation for the test and whether or not it was appropriate. Mr. Leon Geil, P.E., responded the conditions of approval are acceptable. He did question, on behalf of NHDOT, the majority of the calculations received for drainage since they were based on USGS maps. He said the slope is not that steep compared to other lots he has seen and a septic system can be installed on a slope.

Mr. Maranville showed the Board the original test pits, well heads and proposed buildings. Ms. Giannuzzi questioned if these were the same culverts originally applied for. Mr. Maranville stated it was not and explained the location of the culvert, and the purpose of the retention area. Mr. Demars asked if he could address the 17 items listed on Vollmer's letter. Mr. Maranville stated he can. Mr. Demars asked if there were any specific items on the report he objected to as a condition of approval. Mr. Maranville indicated that due to time, item #2 was a problem. The applicant needs to show it is possible and it does not need to receive State approved.

Fire Chief, Peter Chase gave a report on fire safety, the statistics of fire related injuries, and requested all homes beyond a 4 minute travel time be required to install sprinkler systems. He stated that without a sprinkler system requirement, the Fire Department can not adequately provide fire protection. Mr. Maranville responded he feels sprinkler systems should be the responsibility of the homeowner and not the subdivision. Mr. Grigsby agreed with the need for the sprinklers for fire protection, but he also stated that the policy needs to be consistent. Ms. Giannuzzi noted that an ordinance is necessary since there is nothing in writing. However, she said she is not comfortable insisting on the requirement of sprinklers unless it applies to all single family units. Mr. Caplan and Mayor Pope both agreed that they need to draft ideas and present them to City Council.

Mr. Coogan stated his concern is drainage (last para., pg. 3, Vollmer report). This paragraph suggest that it works fine today, but once lawn, houses and driveways are complete, information on post development drainage is lacking. Mr. Coogan said there is insufficient information for the Board to make a judgment regarding the accuracy of drainage and more information is needed from the applicant. He would not recommend conditional approval for this application and suggested the applicant and Vollmer Associates work together and present additional information at the next meeting. If they did give conditional approval, the Chair would not be able to sign the plan until a letter is received stating all conditions have been met. In response to the calculations, Mr. Geil responded that the current method used has been used for a long time.

Mr. Geil said they need to know the volume associated with the pre and post development run off, the relationship to the wetland volume, and how the culvert hydraulically performs. He said the rational method is not compatible with the computer program currently used.

Ms. Giannuzzi asked if some of the requested items have been completed. Mr. Fortin stated that without reviewing the plan, he can not comment.

Mr. Demars said he understands the concerns, but some items have been incorporated and some have not. He stated that proof of the ability to design a septic system to avoid creating a non-buildable lot should be provided. Mr. Geil suggested the Board put together a package and submit it to the applicant's engineer for review. Mr. Maranville reminded the Board that they were running out of time and they needed to make a decision. Mr. Maranville did not feel that any of the conditions were major and requested a decision tonight.

Public Hearing Closed

The Board reviewed the list of comments from Vollmer Associates, letter dated April 19, 2005. They reached a consensus on the following:

Item 1 is not required.

Item 2 is required and should be part of conditional approval.

Item 3 is required additional test pits to be shown on the map.

Item 4 is not required.

Items 5, 6, 7 and 8 are required for conditional approval.

Item 9 is not required.

Item 10 is required for condition of approval.

Items 11 and 12 are required for conditional for approval.

Items 13 and 14 are not required.

Items 15, 16, and 17 are required

The applicant will prepare a package and Vollmer Associates will review and sign off when completed.

Motion: To conditionally approve the plan with the above 13 conditions.

Made by: Mr. Caplan Second: Mr. Fowler

Roll Call Vote: Ms. Giannuzzi Yes
Mr. Pope Yes
Mr. Caplan Yes
Ms. Engel Yes
Mr. Grigsby Yes
Mr. Demars Yes
Mr. Kuriger Yes
Mr. Fowler Yes

4. Reports of Boards and Committees—Conservation Commission

Mr. Demars requested the Conservation Commission's Master Plan to be included in the Master Plan. Mr. Coogan indicated that currently there no funds available to work on the Master Plan. He will speak with Mr. Lyons and get back to the Board on this issue.

5. Adjournment

Motion: To adjourn

Made by: Mr. Demars Second: Mr. Kuriger

Vote: Unanimous

Meeting adjourned at 9:15 p.m.

Respectfully Submitted,

Tracey Hagerman
Recording Secretary