



10. Chief Chase responded that language has changed slightly
11. Mr. Kuriger questions option A & B if sprinklers would be fitted to entire structure or just renovations. Response -just renovations, no retrofitting
12. Ms. Engel brings up point that sprinklers connected to city water may turn into a cost factor for all city taxpayers because city water lines would be extended to rural areas. Discussion on possible long-term cost to taxpayers
13. Mayor Pope suggests it may be a good idea to suggest an ordinance such as Option B due to variation in proposed time as opposed to real time – questions if this would be a good alternate option
14. could be difficult due to travel conditions and difficult to identify
15. Mayor Pope states that individuals could argue travel time as being less than fire department estimates
16. if someone drives in car it will not be in same amount of time-3 trip average done by fire dept for insurance co
17. Mr. Grigsby suggests eliminate 3 minute time frame-discussion on travel time, variations, and conditions
18. Mr. Kuriger stated that Option A makes the most sense and is the direction we should be going. Referenced article where City manager stated that now might not be the time for it. What is the primary argument opposing
19. Ms. Giannuzzi responded to Mr. Kuriger’s reference to article-was phone call from reporter- pros and cons-pros are health issues- cons putting more red tape in front of developers coming into area-residential may be encroaching on privacy issues- does not know if she feels comfortable with forcing new homes to put in sprinkler systems.
20. Mr. Berggren stated that Chief Chase has supplied board with adequate materials and trend information and would support a recommendation that the Planning Board is in support of an option- Mr. Grigsby agrees will save lives, reduce expense of future fire department expenses, will improve housing stock, particularly in places that have city water-Mayor Pope would suggest to council and would support continuing to seek ordinance but would not support bringing to council before complete ordinance is drafted-Ms. Giannuzzi would abstain if motion made-not that she would agree or disagree but in middle-will abstain
21. Mr. Kuriger in support of Option A – Ms, Engel, Chair, looking for concept rather than binding motion
22. Christine Corey would like to go on record as saying that she is not against safety but does not think that it will actually benefit Claremont at this time and gives example as to why
23. Mayor Pope reiterates that he will look forward to seeing progression of work on ordinance
24. Ms. Engel, Chair, states that Chief Chase has done a good job on educating where board members now have different views
25. **Motion:** The sentiment of the Planning Board is in support of Option A because it will save lives and has been shown to save lives, would increase property value and reduce the expense of future fire protection

**Made by:** Mr. Grigsby

**Second:** Mr. Berggren

**Roll Call Vote:**

- Mr. Kuriger - Yes
- Mr. Caplan - Yes
- Mayor Pope - Abstain
- Ms. Giannuzzi - Abstain
- Mr. Fowler - Yes
- Ms. Engel – Yes
- Mr. Grigsby – Yes
- Mr. Berggren - Yes

#### IV. New Business:

**A. Wayne McCutcheon, 492 Washington Street, NH—Annexation of land to Tax Map 117, Lot 4-1: Parcel A with 12,017sf to be annexed to Tax Map 117, Lot 4—55,932sf total after annexation**

1. **Applicant has been before the Zoning Board of Adjustments (ZBA) twice and all three requested area variance applications were granted. One for the frontage-currently unusable,**

**one for the narrow width at the building line, and also for the side yard.** Conditions were put on the applications by the ZBA that the engineer of record for the airport review the building plan to make sure that the proposed building is beyond the building restriction line for the airport and are also lower than the height restriction. Dufresne-Henry is the engineer of record for the city of Claremont. Applicant proposes that this building is storage and for noncommercial use. For storage of antique and personal cars. Site plan but does not have typical site plan requirements regarding parking, signage, landscaping, etc. Restriction of non-commercial personal use would be in deed and reviewed by city attorney. Deeded access to back lot through driveway that currently exists would be allowed in deed, also reviewed by city attorney

2. Mr. Grigsby questioned if report from Dufresne-Henry was received. It will not be submitted until the applicant applies for a building permit which shows plan and location of building.
3. Airport fence runs through property. City attorney will review for maintenance of fence by applicant
4. Mr. Berggren questions adjoining topography because of steep slope to make sure property is not too close. Mr. Coogan explains distance is sufficient.
5. Chief Chase assures that building will be in an appropriate location and will not be a financial impact on the community-Dufresne-Henry will confirm results of study in writing but has told the Chief over the phone that there are no problems with building height or location. Airport fence will be issue due to compliance for grants that involve airport property. When the fence runs across someone else's property the city is out of compliance. NH DOT and FAA both know that the fence is an issue and they both look to the city to resolve it. Request that this be addressed in plan either permanent easement or if fence needs to be moved, either way resolved and in writing
6. Mr. Berggren questioned if sale of that portion of property is an option. Would be for City Attorney to review
7. Fence was put on land inadvertently years ago, full survey was never done on airport
8. Any construction on or near the airport should be monitored by the local building inspector prior to FAA and DOT inspection
9. Any lighting must be down lighting due to the airport using night time landing and navigation- could confuse pilots
10. Wayne McCutcheon presents that a copy of the plan has been given to the city attorney requesting that she draft the easement requesting that the city keep fence where it is and applicant maintains it
11. Mr. McCutcheon passes out full size site plans to board, Currently 13.64 feet of road frontage. Mr. McCutcheon gives description and brief history of land. 1.25 acres. Plan will create 25ft right of way to lot in order to create access. Puts driveway and septic back on house lot. Mr. McCutcheon explained that according to City Ordinance residences are not allowed in the I1 zone unless prior existing

**Motion:** To accept annexation plan as complete

**Made by:** Mr. Berggren

**Second:** Mr. Fowler

**Vote:** Unanimous

12. **Motion:** To grant the annexation.

**Made by:** Mr. Caplan

**Second:** Mr. Grigsby

**Vote – Unanimous**

### 13. Open Public Hearing

- Abutter Roll Call:

a. Junction House Properties – Mr. McCutcheon (**present**)

b. Michael Lemieux

c. Belfon Machine Co

d. City of Claremont – Chief Chase (**present**)

### 14. Public Hearing Closed

**Motion:** To grant the annexation.

**Made by:** Mr. Caplan

**Second:** Mr. Grigsby

**Vote:** Unanimous

**Ms. Engel, Chair states that annexation has been granted**

**B. Wayne McCutcheon, 492 Washington Street, NH**—Non-commercial storage building for storage of antique classic cars. Map 117, Lot 4-1; Zoning District: I-1

1. Mr. Coogan states that he thinks application is complete and recommends acceptance as complete
2. **Motion:** To accept application as complete per Mr. Coogan's recommendation
3. **Made by:** Mr. Berggren **Second:** Mr. Grigsby  
**Vote:** Unanimous
  
4. **Abutter Roll Call:**
  - Junction House Properties – Mr. McCutcheon (**present**)
  - Michael Lemieux
  - Belfon Machine Co
  - City of Claremont – Chief Chase (**present**)
5. Mr. McCutcheon gives description of property and fence location on property. It is not creating a hardship for anyone. Fence built according to FAA requirements and applicant will allow the easement for life of fence. Will be able to have building just outside of building restriction line – zoning board granted variance-2 feet of buffer because of roof overhang. Shows septic but does not mean will be constructed. Is located in state approved location. Hobby building for cars and will spend private time there.
6. Water lines indicated
7. Old foundation has been removed – old concrete will be used to line the driveway
8. Waterline will go to existing water line (curb stop)-will not have to dig in streets - Engineered drywell
9. Aware of sensitivity to soil
10. Power line to building will be underground as labeled on site plan
11. Building will not be lived in
12. Explained drainage, location, utilities, and some building information
13. Elevation of ridge on footprint 533 1/2 within 1/2 foot of asphalt = actual elevation of runway
14. Chair requests if boards has questions Mr. Berggren states his elevation concerns have been addressed
15. **Open Public Hearing – no public comments**
16. **Public Hearing Closed**
17. Ms. Giannuzzi would like city monitoring of site work during the building process and expresses concern that slight variance to location and/or height could effect the airport
18. Mr. McCutcheon responds that he is the contractor and does not have a problem with someone checking work
19. Mr. Coogan confirmed that the Building Inspector would inspect prior to and throughout process
20. importance of down-lighting discussed
21. Mr. McCutcheon responded that all lighting will be down lighting
22. Mayor Pope questioned who would do the final check on elevation – applicant will GPS corners and send information to Maine-city will be kept informed by Dufresne-Henry that everything is fine
23. **Motion -** To approve the site plan application with the following conditions:
  - The fencing and engineering report by Dufresne-Henry is satisfactory
  - Construction is monitored by the City of Claremont Building Inspector
  - Any lighting will be down-lighting
  - Restricted to non-commercial and non-residential use**Made by:** Mr. Berggren **Second:** Mr. Fowler  
**Vote:** Unanimous

V. Next meeting only one item on agenda. Should the July 25<sup>th</sup> meeting be put off to August 8<sup>th</sup>?

**A. Motion:** To cancel next meeting due to light agenda

**Made by:** Mr. Grigsby

**Second:** Mr. Kuriger

**Vote:** Unanimous

VI. **Reports of Boards and Committees - None**

**VII. Communications:**

- A. Regarding FIRM (acronym for Flood Insurance Rate Map) – there may have been changes that have occurred that may change the map.
- B. Mr. Grigsby requested update on Home Depot intersection – work to start soon
- C. Mr. Pope reference to flood plain map and would like to publicly thank Mr. Coogan for writing letter.

**VIII. Adjournment:**

A. **Motion:** To adjourn

**Made by:** Mr. Grigsby

**Second:** Ms. Giannuzzi

**Vote:** Unanimous

**Meeting adjourned at 8:48 p.m.**

Respectfully Submitted,

Suzanne Ripka  
Recording Secretary