



3. Jim Bruss, Bruss Construction, stated that reception to the new branch in the Market Basket plaza has been very positive; drive-thru is now a permanent building. Mr. Bruss provided a brief description using design drawings.
4. The proposed Drive-up site is now next to Blockbuster and exits through Market Basket – 2 stop signs, and signs to those waiting in line indicating not to block fire lane.
5. Mr. Hanson questions how much more the overhang adds to the building. Mr. Hanson’s concern is with tractor trailer traffic and overhang.

**Motion:** Accept the plan as complete

**Made by:** Mr. Pope

**Second:** Mr. Kuriger

*Mr. Grigsby recused himself therefore does not vote.*

**Vote:** Unanimous

- **Public Hearing:**

1. **Open Public Hearing**

2. **Abutters**

LOWE'S HOME CENTERS INC  
 CITY OF CLAREMONT  
 WAKEMAN REALTY TRUST  
 DSM REALTY  
 LANDRY, ROBERT O  
 VONKAHLE, MICHAEL D  
 LANDRY, ROBERT O  
 MOOSE MOUNTAIN REALTY TRUST  
 PARKHURST, MARGARET  
 AUBE, CHRISTOPHER D  
 LIGHTNING RIDGE REALTY TRUST

3. **Public Hearing Closed**

Mr. Pope questioned if a **One Way** sign should be a condition of approval. Appropriateness of condition of approval verified by Mr. Coogan.

**Motion:** Approval of plan with amendment - One Way sign placed by DSM realty being a condition of approval

**Made By:** Mr. Kuriger

**Second:** Ms. Giannuzzi

*Mr. Grigsby recused himself therefore does not vote*

**Vote:** Unanimous

*Mr. Grigsby rejoins Board.*

**B. Blackwood Properties – Conversion of the former Way School, 23 Myrtle Street to 12 residential condominium units.** Blackwood Properties (Judy Nessett, Principal) desires to convert the former Way School, 23 Myrtle Street, into 12 residential condominium units. Site improvements will include enhanced parking, landscaping, lighting and signage among other items. Tax Map 119, Lot 306. Zoning District: R2.

*Mr. Caplan recuses himself.*

1. Mr. Coogan gives history and ownership information on property along with information on how developer is working with City departments. TRC has met with developers on two occasions. Pedestrian walkway in front of property will be improved by applicant, drainage will be improved by applicant, residential sprinkler systems in all units and fire lane approved by Fire Department will be added. Condo documents and bond are currently being reviewed by the city attorney. Proposed site plan shows 12 units within building with 34 parking spaces. The units will be sold to individual buyers. The homeowner association will be responsible for maintaining building and grounds. The city will be sure that the property is consistent with the newly passed city condo ordinance. The applicant is to provide the city a list of site improvements along with performance guarantee which the city will keep as part of requirements. The applicant has a development agreement with the city that has already been posted upon and may suffice as performance requirement. Mr. Grigsby

questions status of documents and bonds that are being reviewed by the city attorney. Mr. Coogan replied that these could be listed as conditions of approval. Mr. Coogan recommends that the plan is accepted as complete. Mr. Pope requested to see more on plan prior to acceptance.

2. Ken Merrow, from Trumball-Nelson, representing Judy Nessett of Blackwood Properties, described the main scope of the project, which is to undertake minimal exterior work to building itself in order maintain the existing characteristics.
3. **Site-** worked with Pathways Consulting to develop site plans, which shows the intent of using the building for 12 townhouse condos, with 4 units per floor
4. **Site Improvements – The** area around the school is currently paved with an existing swale on right side of building, which needs to be cleaned up. Mr. Merrow pointed out where it currently drains into street. Mr. Merrow pointed out proposed snow storage areas along with dumpster and lighting information. Existing fencing will be taken out and cleaned up, and replaced. Existing sidewalks will be replaced as needed. Existing sewer and water lines pointed out.
5. Sewer easement pointed out and it is in the purchase and sales agreement according to Ms. Nesset. Mr. Grigsby questioned if sewer construction would take place prior to development. Mr. Merrow stated that it is his understanding that it will; construction is estimated to begin around September 1, 2005. Mr. Hanson stated that sewer easement project was put off until next year. Ms. Nessett stated that this would be fine as long as “what is messed up will be fixed up”. Mr. Grigsby questioned asphalt sidewalk repairs. Mr. Merrow stated that it would be replaced with asphalt. Mr. Hanson suggested drainage improvements are worked into plan improving catch basin – possibly tapering back to get elevation since work in area is being done. Mr. Merrill agreed that this could be done.
6. Mr. Merrow provided a brief description of floor plans.
7. Mr. Grigsby questions the number of staircases. Mr. Merrow responds there will be 2 sets of stairwells, one on the east end and one on west end of building. There will be controlled access to all three floors through the phone/buzzer system so that all tenants have access to all three floors.
8. Existing murals and slate chalkboards are being saved off the site and will be reused by the school district.
9. Mr. Hanson questions if engineering calculations have been done regarding 4 inch sewer. Mr. Merrow stated that it must be verified and is currently in the works. There may be fewer fixtures when all is done. Mr. Hanson questioned outside lighting being intrusive. Mr. Merrow said that current wall packs will be upgraded and will shine downward onto the site.

**Motion:** To accept plan as complete

**Made by:** Ms. Giannuzzi

**Second:** Mr. Pope

*Mr. Caplan recused himself therefore does not vote*

**Vote:** Unanimous

- **Public Hearing**

1. **Open Public Hearing**

2. **Abutters**

City of Claremont
John D. Bennett - yes
Susan Davis – yes
David A. Canon
Randolph and Susan Root
Gilman W. Bowen
Deborah Dombrowski
Leo T. Abbott
Scott Mitchell
Ernest Montenegro

3. **Ms. Carol Bennett, 73 and 79 Summer St** – concerned about noise factor and how far parking is from the property line. Is there going to be a playground, and if so will there be limits? Concerns with dumpster location. Headstart promised to put up fence; it was not completed and she would like to see a more permanent wooden fence. Mr. Merrow responded that there would be no playgrounds and pointed out parking locations. Target clientele is an older group. Dumpster would be in approved enclosure with possible roof. Ms. Bennett questioned pets. Ms. Nessett states that initially dogs and cats up to 40 lbs.

will be allowed. After 3 years, the condo association will decide this matter. The group that is being targeted often has pets. Ms. Nessett states that the fence next to the building is chain link which is optimum fencing due to being virtually maintenance free – if chain link in place needs repairs it will be done. Mr. Hanson suggests plastic inserts that are being used at cemeteries be used. Mr. Pope questions height of fence. Mr. Merrill responds 5 or 6 feet

4. **Ms. Davis** states drainage concern – lives next door. Right now water from the property pours across her yard and she requests that drainage be improved. Concerned with snow storage being next to her yard. Currently, water comes over the wall, down her driveway and into her yard. She added that the shared fence has several trees that are growing through. She suggests that for privacy sake some type of planting of hemlocks or such.
5. Mr. Grigsby requests suggestions on possible remedy for drainage into yard. Mr. Merrill stated there is a catch space with a good pitch, burm needs to be upgraded, snow storage could be limited and moved a bit, the existing play area burm could be expanded. Mr. Hanson questions paving improvements including Cape Cod curb being part of plan to resolve drainage into Ms. Davis' yard. Mr. Merrow agreed.
6. Ms. Bennett requested to see sewer easement in diagram. Mr. Merrow pointed out and explained involvement. Ms. Merrow questioned if her property would be affected. Mr. Grigsby pointed out that in order to improve the properties sewer system this must be done.
7. Mr. Pope and Mr. Hanson express concerns involving snow falling from the slate roof and inquire on how this would be managed. Mr. Merrow stated that they would make sure the snow guards are in tact and will post signs.
8. Mr. Fowler stated that the snow storage area may not be adequate due to the amount of snowfall in area and the applicant should make arrangements that any excess snow is hauled away by a snow removal company at the owner's expense.
9. **Public Hearing Closed**

**Motion:** To approve site plan with the following conditions:

1. Performance Bond issue resolved
2. Acceptable security
3. Review and approval of condominium documents
4. Payment of water and sewer capacity fees
5. Swale will be guided into a closed catch basin
6. Completion of hydraulic/engineering calculations
7. Sewer easement location is to be included in plans
8. Improvement of burm to Cape Cod curb on westside of property in order to redirect water and snow drainage away from neighboring property

**Made by:** Mr. Pope

**Second:** Ms. Giannuzzi

Discussion on request for wood fencing and plantings. Consensus of board is that current conditions are sufficient.

*Mr. Caplan recused himself therefore does not vote*

**Vote:** Unanimous

*Mr. Caplan rejoins board.*

### III. Other

### IV. Reports of Boards and Committees

### V. Communications

- A. Mr. Coogan informs the board that Carmen Bodi is no longer employed by the city and that Suzanne Ripka has been hired as the Boards and Commissions Coordinator. Suzanne Ripka confirmed that she will continue to take minutes for the Planning Board.
- B. There is no business scheduled for the scheduled 8/22/05 meeting.

**Motion:** To cancel August 22, 2005 meeting. The next meeting will be September 12, 2005

**Made by:** Mr. Caplan

**Second:** Mr. Kuriger

**Vote:** Unanimous

**VI. Adjournment**

Meeting adjourned at 8:30 p.m. by Mr. Grigsby. (*A motion was not made.*)

Respectfully Submitted,  
Suzanne Ripka

Recording Secretary