



Planning Board Meeting

Monday, September 12, 2005

7:00 p.m.

City Hall, Council Chambers, Claremont, NH

Minutes Accepted at 9/26/05 Meeting with Corrections

(Corrections noted in 9/26/05 meeting minutes)

Meeting called to order by Chairperson Anita Engel at 7:00 p.m.

I. Roll Call:

- Anita Engel, Chair, Alan Grigsby, Vice Chair, Frederick Kuriger, Russell Fowler, Erwin Caplan, Allen Berggren, Jim Hanson, Scott Pope, Heather Giannuzzi, Bruce Temple
- **Present:** Anita Engel, Chair, Alan Grigsby, Vice Chair, Frederick Kuriger, Russell Fowler, Erwin Caplan, Allen Berggren, Jim Hanson, Scott Pope
- **Absent:** Heather Giannuzzi –excused, Bruce Temple

II. Minutes of August 8, 2005 meeting:

- **Corrections:** page 3 - 8. “existing murals” should add “off the site” so that people do not think developer will use onsite.
Motion: Accept the August 8, 2005 minutes as amended
Made By: Mr. Caplan **Second:** Mr. Grigsby
Vote: Unanimous

III. Old Business:

- **Landmark Natural Resources, LLC, Thrasher Road, Claremont, NH**—Appeal to the decision of the Claremont Superintendent of Highways for an access permit. Tax Map 70, Lot 48, Zoning District: AR
 - Applicant requests continuation to September 26, 2005.
 - Mr. Coogan relayed to the Board that he has spoken to Attorney Dunn and the agreement is taking longer than planned to be finalized.
Motion: To grant applicant’s request continuation to September 26, 2005.
Made By: Mr. Grigsby **Second:** Mr. Berggren
Vote: Unanimous

IV. New Business:

I. **Ken and Olga Gruenbaum, 53 Lane Ridge Road, Claremont, NH** – have submitted a Site Plan Application with the proposed use of a “Family Group Child Care”. Tax Map: 164, Lot: 3, Zone: RR-2

- Mr. Coogan presented that the Gruenbaum’s received a Special Exception from the Zoning Board of Adjustment at its public hearing of June 7, 2005 (*excerpt from ZBA minutes – “ after due public hearing, completed consideration of the above application for a special exception request from Section 22-192 of the City of Claremont’s Zoning Ordinance for property located on 53 Lane Ridge Road, said property being shown on Tax Map 164, Lot 3, lying in the Rural Residential 2 zoning district and **APPROVED** the applicant’s request with the understanding that the applicant is required to submit an application to the Planning Board for site plan review.”*)
- The applicants currently possess a child care license from the state to care for 6 children interim until board acts upon application. Mr. Gruenbaum explained his reasons for a hand drawn site plan and requested a waiver from requirement of professionally drawn plans as 1st order of business. Mr. Coogan gives brief description of location and that some trees need to be cut

- **Kathy Paradise, 21C** presented to the board that she works with childcare providers to improve quality and has been working with the Gruembaums since the beginning of this project. She expressed that it is a wonderful facility and there is a need in the community for quality childcare.
 - **Public Hearing closed**
 - Discussion: The board recognized the need for child care in Claremont. The board discussed conditions for approval in order to assure the safety of the children. Conditions:
 - Sign for business
 - Picket Fence be extended and light duty “garden fence” removed
 - Slow children sign to be provided by applicants
 - Brush at corner prior to site is to be cleared. Mr. Grigsby would like to see work done in a timely manner. Mr. Pope questions if brush is on someone else’s property and does not think it can be a condition of the motion. Mr. Fowler questioned if the brush is on the city right of way. Mr. Hanson confirms that it is on a private road. Mr. Fowler stated that it cannot be a condition but would strongly urge that it be done. Ms. Engel questioned if the city had any additional conditions. Mr. Coogan stated the same as previously listed. Ms. Engel questioned Mr. Hanson if the slow children sign would be a city sign. Mr. Hanson stated that during the application process (*application for a sign with the city-DPW*) there should be one in place. Mr. Hanson offered that he can make the connection for the applicant and get outlet to buy sign.
- Motion:** To approve the site plan with the following conditions.
- Sign for business
 - Picket Fence be extended and light duty “garden fence” removed
 - Slow children sign to be provided by applicants
- Made By:** Mr. Fowler **Second:** Mr. Berggren
Vote: Unanimous

V. Other:

1. September 26, 2005 Meeting – Mill Redevelopment

- Mr. Coogan wanted to update the board due to the project being complicated.
 1. There are 3 separate applications but should be reviewed as total package. They are all interrelated and a public infrastructure is to be built, Water Street improvements, and parking.
 2. Wanted to make board aware that information is available for review in the Planning office.
 3. Ms. Engel questioned if TRC met and this was confirmed by Mr. Coogan . Ms. Engel requested that TRC minutes be included.
 4. Mr. Coogan has volunteered to provide a summarized write up for the board when Planning Board follows TRC meeting .
 5. Mr. Fowler would like to see a clear picture of the overall concept of what is happening. Mr. Grigsby questioned principals in development. Mr. Coogan gave brief description.
 6. Mr. Fowler questioned if Sugar River Mills is the same company than Sugar River Mills Housing. Mr. Coogan stated that they are separate companies and not affiliated.
 7. Mr. Hanson questioned if the Sawtooth is to be included in presentation. Mr. Coogan responded that it will be discussed but will not be in detail.
 8. Mr. Kuriger responded that approval would have to be conditional on sufficient parking. Mr. Coogan confirmed that private and public development is interrelated.
 9. Mayor Pope confirms that the Planning Board will be reviewing the developers buildings at the meeting.
 10. Mr. Kuriger questioned the bridge and how long it will take . Mr. Coogan stated it may be 2 to 3 years.
 11. Mr. Fowler is concerned about the parking. Mr. Coogan stated that a certain number are to be designated to the buildings. Mr. Pope stated that the number

of spaces would be leased for garage upkeep and so on. This was discussed at the last City Council meeting. Public parking is included in the parking structure plan. Mr. Grigsby questioned if plans for other buildings in the neighborhood are pending. Mr. Latuga is in the process but currently on hold.

2. Discussion regarding recruitment of Alternate Planning Board Members

- Currently all 3 alternate seats are vacant
 - Ms. Engel explained need for quorum and having alternates. She made a public request to viewers. Mr. Pope explained that applications can be found online and will be mentioned at next council meeting. Ms. Engel explained that most full board members started as alternates. Mr. Kuriger questioned HDC being an outcropping ask Suzanne to review bylaws. Mr. Kuriger questioned how this could be changed. Mr. Coogan explained that it would have to go before the council in order to change. Mayor Poe questioned if there was federal guidelines that set the pace for bylaws.

VI. Reports of Boards and Committees

VII. Communications:

- Municipal Law Lecture Series:
 - Mr. Coogan suggested that the city would coordinate for members to attend, and to contact Suzanne if Board members are interested in attending.

Mr. Coogan requests going into non - public session under RSA 91-8:3E

Motion: To go into non - public session under RSA 91-8:3E

Made By: Mr. Grigsby **Second:** Mr. Berggren

Vote: Unanimous

Roll Call for Non-public session:

Anita Engel, Chair- yes

Alan Grigsby, Vice Chair – yes

Frederick Kuriger – yes

Russell Fowler - yes

Erwin Caplan – yes

Allen Berggren – yes

Jim Hanson - yes

Scott Pope – yes

Regular Meeting Adjourned at 7:45 p.m.

Respectfully Submitted By,

Suzanne Ripka
Boards and Commissions Coordinator