

**Claremont Planning Board  
Monday, October 11, 2004  
City Council Chambers, 7:00 p.m.**

**Minutes**

**1. Roll Call**

Present: Alan Grigsby (Chairperson), Russell Fowler, Erwin Caplan, Scott DeCoteau,  
Michael Demars, Heather Gianuzzi (Council), Fred Kuriger  
Absent: Anita Engel, Mark Chase (A), Scott Pope (Mayor), Bruce Temple  
Staff: Gerald Coogan, AICP

**2. Secretary's Report**

Minutes of October 11, 2004 were discussed. Corrections are as follows:

**A.** 4A, add:

**Motion:** To approve Subaru of Claremont's site plan with the conditions of a performance guarantee. The City will reduce the amount of the security as site improvements are completed to the City's satisfaction. Applicant will cooperate with the City Engineer, DPW, and will be responsible for installation of stop signs at entrances and exits.

**Made by:** First: Ms. Engel Second: Mr. Fowler

**Vote:** Unanimous

**B.** Under \_\_\_\_\_, add "Mr. Caplan stepped down".

**C.** Under, \_\_\_\_\_ add "Mr. Caplan retook his seat."

**3. New Business**

**A. Gail and Robert Barry, 2 Russell Avenue, Claremont, NH, Tax Map 09, Lots 85, 86:**  
Would like to take 30ft from side boundary of lot #86 and add it to side boundary of lot #85.

**Motion:** To accept the plan of Gail and Robert Barry as complete.

**Made by:** First: Mr. Caplan Second: Mr. Fowler

**Vote:** Unanimous

Abutters Roll Call  
No abutters present.

**Motion:** To approve the plan of Gail and Robert Barry to take 30ft from side boundary of lot #86 and add it to side boundary of lot #85.

**Made by:** First: Mr. Fowler Second: Mr. Caplan

**Vote:** Unanimous

**B. Syd Clark Industrial Park, Grissom Lane, Claremont, NH, Tax Map 187, Lot 2:** Applicant desires to construct a 13 lot major subdivision. Application was tabled from October 11, 2004 meeting due to notification of additional abutters. It was noted all abutters have been notified.

Public Hearing

Mr. Coogan summarized the request to the Board informing them that paving will be done as the lots are sold due to the expense. Each new owner would come before the Planning Board for site plan approval. A condition of the approval could be to have the lot paved and to ensure its completion; a letter of credit/bond could also be required. It was stated that there were no wetlands in the roadway and the applicants would be responsible for wetlands located on the property. Mr. Demars spoke in favor of this project.

Public Hearing Closed.

Abutters Roll Call

Present were Mr. Steven and Sandra Heavisides, PO Box 667, Charlestown, NH 03603

**Motion:** To approve the site plan of Syd Clark Industrial Park, to construct a 13 lot major subdivision.

**Made by:** First: Mr. Demars Second: Mr. Kuriger

**Vote:** Unanimous

- C. U.S. Cellular-Proposed Wireless Telecommunications Facility-Special Use Permit per Section 22-438 and site plan review, 405 Chestnut Street, Tax Map 169, Lot 5:** U.S. Cellular proposes to erect a 180 foot self supporting lattice wireless communications tower within a 100 foot by 100 foot leased area. A fenced compound within the area will include a 12 foot by 20 foot equipment shelter along with the tower. Tax Map 169, Lot 5 is a 375 acre parcel with one single family dwelling unit.

**Motion:** To continue until November 22, 2004 at applicant's request.

**Made by:** First: Mr. DeCoteau Second: Mr. Kuriger

**Vote:** Unanimous

**4. Reports of Boards and Committees**

- A. Mr. Grigsby reported the Planning Board budget is to be discussed at the November 10, 2004 City Council meeting.
- B. Mr. Demars reported the Conservation Commission continues to work on the Rails-To-Trails project.
- C. Mr. Kuriger reported the next HDC meeting will be on October 28, 2004.
- D. Mr. Coogan reported the new City Planner has been hired and he will continue to work with him over the next few days. Mr. Coogan will also be available if he is needed for assistance.
- E. Mr. Coogan reported there is health information regarding cell phone towers included in tonight's Planning Board meeting packet provided by Vivian Ferguson.
- F. Coyote Creek's parking was discussed.

**5. Adjournment**

**Motion:** To adjourn

**Made by:** First: Mr. Kuriger Second: Mr. Demars

**Vote:** Unanimous

Meeting adjourned at 7:45 pm

Respectfully submitted,  
Tracey Hagerman  
Recording Secretary