



**Business Corridor Project Steering Committee**  
Tuesday, July 23, 2013 at 5:00 p.m.  
The Visitor's Center  
14 North Street, Claremont, NH

**MINUTES**  
**Approved 8.20.13**

**I. Roll Call**

**Present:** Tom Rock, David Putnam, James Feleen, Kenneth Harlow, Victor Bergeron, Martin Davis, Russell Fowler

**Absent:** William Greenrose

**City Staff:** Nancy Merrill, Mike McCrory

**II. Introductions**

- Review of Minutes

**Motion:** to approve the minutes from the June 25, 2013 meeting.

**Made By:** Mr. Rock

**Second:** Mr. Davis

**Vote:** Unanimous

Amendment: Page 2 – keep out of ‘state’ businesses to be changed to ‘area’ businesses.

**III. New Business**

- Purpose Statement and Goals

Mr. Feleen discussed vehicular movement, community, aesthetics, and zoning issues. Mr. Davis added transport and Mr. Rock safety.

Mr. McCrory stated the committee will be looking at zoning and other land use regulations. Safety will be a byproduct. Change zoning to land use – process is overarching.

Mr. Putnam inquired about the strengths and weaknesses in B-2. Mr. Feleen stated the committee wants the B-2 to be efficient, safe, and visually appealing.

Mr. Putnam asked what the Committee saw as inadequate. Mr. Rock stated there are different needs in different B-2 areas. The areas need to be forward looking. Safety and aesthetics are very important. Mr. Davis stated Washington Street should be the focus and then apply it to others. Aesthetics, landscaping, and signage are important. Mr. Fowler stated safety is his priority on Washington Street because it is perceived as a two-lane highway. Speed signage is essential. While Washington Street is a priority, it should also be implemented on Charlestown Road and Main Street. Mr. Harlow stated that business is separate from residential. It is currently mixed and that is a problem with safety. Mr. McCrory suggested keeping things separate or better integration. The appropriateness of adjacent properties must be considered. Mr. Harlow stated the B-2 district has no set hours of operation. Mr. Bergeron would like to focus on areas that aren't developed like Charlestown Road while there are residential neighborhoods untouched. The issues on Washington Street (traffic/speed) are

because of things that happened in the past. Limiting curb cuts is essential. Mr. Fowler stated you cannot change Washington Street but you can improve it. Early morning noise of dumpsters shaking is a problem.

Mr. Feleen hopes we can make lasting changes on Washington Street. The residential section is all on one side of the street and the primary issue is safety. Can the access of First and Second Streets be consolidated? Improvement of pedestrian access and non vehicular traffic is needed.

Mr. Fowler suggested adding or changing lights to control speed. Mr. Feleen stated green space should be looked at (Hannafords parking is not full, Market Baskets is). Can we look at spot zoning? How do we address the large back undeveloped parcels? Should we adopt a zoning framework now? Rail trails could help accomplish goals.

Pedestrians need to give thought on where to cross Washington Street.

Mr. Folta stated that parking lots also act as snow storage. In terms of transportation, Washington St and Charlestown Rd are funnels both internally and externally. Retail linkage from Washington St and downtown including signs would funnel more downtown. Mr. Bergeron wants to see things functional, safe, and encourage business and well planned development. Funneling B-2 zones into the City center with proper signage is sought. Enforcement and connectivity is essential.

Mr. Feleen stated that Rockingham Electric is a good example of landscaping. Mr. McCrory discussed stormwater management – none in Claremont for site plan review.

Mr. Harlow commented on the condition of sidewalks and maintenance.

Mike McCrory summarized the committee's feedback into breakout concepts for the committee to review based on 3 categories: Functional, Safe, Encourage Development

The Committee would like to add an August Meeting to the schedule.

- Purpose Statement

A draft purpose statement was handed out by Mr. Putnam. He suggested deleting "outlined within the grant document". Mr. Feleen asked if there should be reference to performance measures. Mr. Putnam suggested adding "Planning Board" to "and City Council" and adding "seek to achieve the performance measures".

The purpose statement now reads: The Business Corridor Project Steering Committee is committed to developing and recommending to the Claremont Planning Board and City Council strategies outlining improvements within the Business Two (B2) zones of Claremont, New Hampshire. The strategies will refer to and follow the project goals and seek to achieve the performance measures which are endorsed by the Project Steering Committee.

**Motion:** approve purpose statement with noted corrections.

**Made By:** Mr. Davis                      **Second:** Mr. Rock                      **Vote:** Unanimous

- A resignation letter has been received from Mr. LaCasse.

**Motion:** accept the letter of resignation with regret.

**Made By:** Mr. Davis                      **Second:** Mr. Bergeron                      **Vote:** Unanimous

- Preparation for August 1, 2013 public meeting

The Committee requested that the B2 zones be broken into 3 separate maps that are well defined for the meeting. Washington Street will be one, Maple Avenue and Charlestown Road a second and Main Street the third area with B2 zoning. Mr. Davis requested that general characteristics of the 3 areas be listed.

- **Next Steering Committee meeting to be held 3<sup>rd</sup> Tuesday of August (8/20/13).**

**Adjourn**

Motion: to adjourn

Made By: Mr. Bergeron

Second: Mr. Davis

Vote: Unanimous

Meeting adjourned at 7:10PM

Respectfully submitted by, Nancy Merrill