



**CITY OF
CLAREMONT**
Business Corridor Project Steering Committee
Tuesday, August 20, 2013 at 5:00 p.m.
The Visitor's Center
14 North Street, Claremont, NH

MINUTES
Approved 10/22/13

I. Roll Call

Present: Tom Rock, David Putnam, James Feleen, Martin Davis, Russell Fowler

Absent: William Greenrose, Victor Bergeron

City Staff: Nancy Merrill, Mike McCrory

II. Introductions

- Review of Minutes

Motion: to accept the agenda.

Made By: Mr. Rock

Second: Mr. Feleen

Vote: Unanimous

Motion: to approve the minutes from the July 23, 2013 meeting.

Made By: Mr. Davis

Second: Mr. Rock

Vote: Unanimous

III. Old Business

- Mission Statement and Goals

Motion: to accept the project goals in the planning grant with an addition to the bullet goal on improving aesthetics to include "green space enhancement or development".

Made By: Mr. Rock

Second: Mr. Feleen

Vote: Unanimous

Motion: to approve the performance measures in the planning grant as presented.

Made By: Mr. Feleen

Second: Mr. Davis

Vote: Unanimous

Motion: to approve the Business Corridor Project summary and goals draft.

Made By: Mr. Rock

Second: Mr. Davis

Vote: Unanimous

Motion: to accept the resignation of Kenneth Harlow from the Business Corridor Committee.

Made By: Mr. Davis

Second: Mr. Fowler

Vote: Unanimous

IV. New Business

- Public input from August 1, 2013 kick-off session

Mr. McCrory asked how each of the mapped areas were addressed in the public forum and how the input crosschecks with the Table of Uses. He asked if each of the B2 zones were similar and should they all be treated the same.

Mr. Putnam stated that Washington Street has enough of its own specifics and should be its own zone. Mr. Rock felt that Washington Street was much different than the others, but a lot has been going on on Charlestown Road. Is it an early Washington Street?

Mr. McCrory asked about doing a Washington Street build out analysis using 3 different scenarios.

Bernie Folta asked about distinguishing emerging development & re-development. Is there a kind of two tier approach to zoning for developed properties and vacant properties?

Mr. Davis felt that one of the nicest views of the City was from behind Dale's. Should there be public access at any points along Washington Street? He also felt that the best use for Washington Street was retail, and felt industrial use should be eliminated. Mr. Rock felt that light industry wouldn't be a detriment because price wouldn't compete with new retail.

Mr. Feleen asked about connecting parking lots as opposed to a bypass and offered shared access bonuses to make it favorable.

Ms. Merrill noted that the North & Main Street B2 is smaller lot commercial with no industrial use and one option might be to consider pulling the new CB2 zone down Main Street to that intersection. It currently ends near the Pepsi plant. Mr. Putnam asked if we come up with scenarios for Washington Street, then can we compare with the North & Main B2 and see if it fits better as a Washington Street B2 or the new CB2 (City Center Business 2). Mr. McCrory said it sounds like the Committee is talking about performance measures.

Review of the other areas zoned B-2 and what should be done.

Charlestown Road:

- It should not become Washington Street and that evolution should be prevented.
- Lower impact uses better for this section of road, particularly with large, adjacent residential uses. The intensity of possible uses should be limited.
- The existing segment of road does not seem like Washington Street and there should be consideration to keep the same feel with green spaces.

Main Street/Plains Road

- Investigate how well it fits with abutting zones (residential and rural) – find possible uses that can transition between the zones (e.g. commercial/residential impacts)
- Functionally integrate the B-2 area with the surrounding zones - remove or replace with another type of zone – convert to a mixed-use option.
- Look into the mixed use definition that was used in the city center project.

Maple Ave

- Hard to integrate the B-2 zone – may need to remove the zone.
- The existing uses are inconsistent with the adjacent uses in this zone – what implications on the commercial uses for removing this zone?
- Historic uses in this area – building supply, bakery, department stores, etc.

Depot area at end of Maple Ave

- Should this be industrial use? Is it necessary to have this be B-2? Switch to surrounding uses/zones.
- No adjacent residential.

- **Next Steering Committee meeting to be held October 22, 2013 at 5:00 p.m. at the Visitor Center.**

Adjourn

Motion: to adjourn

Made By: Mr. Rock Second: Mr. Fowler Vote: Unanimous

Meeting adjourned at 7:00PM

Respectfully submitted by, Nancy Merrill