



**City Center Project Steering Committee**

Tuesday, October 23, 2012 at 5:00 p.m.

The Visitor's Center

14 North Street, Claremont, NH

**Minutes**

**Approved 11/27/12**

**I. Roll Call**

**Present:** Marty Davis, David Putnam, Victor Bergeron, Jason Farrell, Thomas Rock, Robert Tatro, James Feleen, David Messier (5:15), Gary Trottier, Kristen Kenniston, William Greenrose

**Absent:** Keith Raymond

**Staff:** Tracey Hutton

**II. Meeting Minutes**

**Motion:** to approve the September 25, 2012 minutes.

**Made by:** Mr. Trottier    **Second:** Mr. Farrell    **Vote:** 8 in favor 2 abstentions

**Motion:** to approve the October 9, 2012 minutes.

**Made by:** Mr. Bergeron    **Second:** Ms. Kenniston    **Vote:** 9 in favor 1 abstention

**III. Old Business**

- Continued discussion of the zoning outline with recommendations provided by the consultant

Mr. Putnam reviewed the updated City Center Map that was presented to the Steering Committee.

Ms. Hutton expressed that it was unclear to The Cecil Group and to staff whether or not the Bank Street neighborhood should be included in the study area and designated CR-2.

Mr. Rock stated that it should be CR-2, but Mr. Feleen suggested that perhaps not since it is topographically disconnected.

Mr. Putnam suggested that the steering committee should focus on what might exist there as opposed to what is there now. Mr. Davis commented that as long as

there is sufficient lots sized to meet the dimensional requirements of uses in the CR-2 it should be connected.

Ms. Kenniston also stated it should be in the CR-2.

**Motion:** to include the Bank Street neighborhood in the City Center and designate it CR-2.

**Made by:** Mr. Rock      **Second:** Ms. Kenniston   **Vote:** unanimous

Mr. Putnam asked about the map as a whole. He went through the changes that had been made since the last version.

There was general discussion of the changes and why they had been made. Attention was brought to extending the MU further down Pleasant.

Ms. Hutton reminded the steering committee that Summer Street was made the change point because the street's character is different after that point. Mr. Rock further questioned the MU/PR transitions.

Mr. Messier stated that one of the community goals was to maintain neighborhood identities, which can be accomplished in a PR.

Mr. Putnam brought close to the discussion by stated that PR would maintain some residential while allowing commercial activities with a more residential feel; like Competitive Computers and Claremont Glassworks.

**Motion:** to accept the map as amended.

**Made by:** Mr. Trottier      **Second:** Mr. Greenrose   **Vote:** unanimous

With the assistance from an article form the NHLGC that was distributed via e-mail, Ms. Hutton explained the different permitting levels seen the proposed table of uses from The Cecil Group. Ms. Hutton also clarified that Special Use permits are analogous to Conditional use permits.

The steering committee started going through the table of uses to see if any changes were desired. Mr. Messier inquired why single family dwellings were not allowed in the MU.

Ms. Hutton explained that for a commercial area to function properly there needed to be a critical mass of business and multiple family properties.

Mr. Messier continued to be concerned about the homes on Middle Street and whether or not they should be zones differently than proposed.

Ms. Hutton explained that the draft ordinance language allowed for the reconstruction of destroyed non-conforming uses and the expansion of such uses

if they meet the dimensional standards of the district. With these allowances the steering committee agreed to leave single out of the MU to encourage more business and multi-family uses.

The steering committee did not see why Art Galleries could not be a P in the CB-2.

Bed and Breakfasts should be a SU in the MU to allow for the commercial conversion of some of the existing older homes and buildings.

Copying and printing services should be a P in MU and CB-2.

Fuel Storage and Sales should be defined better or renamed. If this use category is only gas stations and also not propane distribution facilities, then this use category should be an SU not and SE in PR. There should also be restrictions to prevent a nuisance to other surrounding properties.

Funeral Homes should also be an SE in MU and CB-2.

Home Offices and Home Occupations that meet or exceed the standards should all be a SE in MU.

Medical Offices should be P in MU and CB-2

The steering committee continued down the list of uses. There was concern whether the 10,000 square foot limitation on retail was too large and whether it included upper stories as gross floor area or was a footprint measurement in PR.

Radio studios are essentially just an office with a repeater on the roof, and therefore should be an SE in the MU.

Restaurants and taverns should be allowed in the PR, but as an SU so there is some guidance on how it fits into the surrounding neighborhood.

There was also discussion of roominghouses and charitable organizations and which category would encompass shelters.

Residential uses should not be allowed on street level without a variance in the MU.

The steering committee was perplexed why hospitals and the like would be allowed in the City Center. They felt the community desired all of the medical uses to be in the MUMD and that this allowance would be a stride away from that philosophy. They were curious about The Cecil Group's thoughts on this matter.

Charitable organizations should be a P in MU.

The steering committee was asked to think more about this table and if they had any additional thoughts to send them to Kelly Leblanc by Friday 10/26/12 so they could be incorporated into the draft.

Mr. Putman expressed the committee's desire to see the next iteration prior to it being sent to the Zoning Board of Adjustment and Planning Board.

#### **IV. Other**

Reminder the next meeting is November 5, 2012, at 5:30 in the Goodrich Room at the Technical School. This is a joint Planning Board and Zoning Board meeting, but all CCCP members are invited to attend.

#### **V. Adjourn**

**Motion:** to adjourn.

**Made by:** Mr. Messier    **Second:** Ms. Greenrose    **Vote:** Unanimous

Meeting adjourned at 6:45 PM

Respectfully Submitted by, Tracey Hutton