

# Claremont Development Authority

14 North Street • Claremont • New Hampshire • 03743

## FULL BOARD MEETING

Thursday, February 26, 2015 7:30 a.m.  
Visitors Center, 14 North Street, Claremont, NH

## MINUTES

Approved 3/26/2015

### I. Roll Call

**Present:** Robert Porter, Andre Lafreniere, Martha Maki, Joseph Gorman, Michael Satzow

**Absent:** Keith Raymond, Thomas Rock, Candace Crawford, Alan Spahr

**City Staff:** Nancy Merrill, Director, Planning & Development Department; Zachary Williams, Business Development Coordinator

### II. Minutes of:

#### a. February 6, 2015

**Motion:** To accept the minutes as presented.

**Made by:** Mr. Gorman

**Second:** Mr. Porter

**Vote:** Unanimous in favor

### III. Finance Report

The board had questions regarding entries for Syd Clark Timber Sales, so acceptance of the reports was tabled to the next meeting.

### IV. Old Business

#### a. Loan for Farwell Block upgrades

The bank is asking for an appraisal of the Farwell Block as part of the loan approval process. The appraisal will cost \$2200. Ms. Merrill asked the board to amend the motion authorizing the loan application to include “other associated expenses”. Mr. Porter and Mr. Gorman each said that they each had a possible conflict of interest in this matter. The consensus of those present was that the possible conflict was insufficient to prevent either member from voting on the motion.

**Motion:** To spend the necessary funds to execute the loan.

**Made by:** Mr. Lafreniere

**Second:** Ms. Maki

**Vote:** Unanimous in favor

### V. New Business

#### a. 442 River Road

MSJJ has filed an application for a variance of the zoning ordinance to permit establishment of a transportation facility at 442 River Road. This lot is part of the Syd Clarke Industrial Park and is owned by the CDA. The proposed use is not allowed in the zoning district in which the lot is located. The application was authorized by Mr. Satzow on behalf of the CDA. The board reviewed the covenants that are in play on this lot that may have an effect on the use of the lot in addition to the zoning requirements.

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Ms. Merrill has met with two parties that are interested in dismantling the house that is currently on the property. She will continue to explore options for the future of the house. Board members were in agreement that the historic character of this property must be honored in all transactions affecting the property.

The consensus of the members is that they are in favor of moving forward with the development proposal for the property and the historically sensitive removal of the house from the lot.

## VI. Non-public Session

**Motion:** to enter non-public session under the provisions of RSA 91-A:3(II)(d)

**Made by:** Mr. Porter                      **Second:** Mr. Gorman                      **Roll Call Vote:** Unanimous in favor

### Re-enter public session.

**Motion:** to seal the non-public minutes until the reason for requiring the non-public meeting no longer exists.

**Made by:** Mr. Gorman                      **Second:** Mr. Porter                      **Roll Call Vote:**  
Unanimous in favor

## VII. Other

There was no other business.

## VIII. Adjourn

**Motion:** To adjourn the meeting.

**Made by:** Mr. Porter                      **Second:** Mr. Gorman                      **Vote:** Unanimous in favor

The meeting adjourned at 8:30 AM.

Respectfully submitted,  
*deForest Bearse*