



Planning Board Meeting
Monday, October 12, 2015
Council Chambers, City Hall at 7:00 PM

MINUTES
Approved 11/9/2015

Chairman Wahrlich called the meeting to order at 7:00 PM.

I. Roll Call

Present: David Putnam, James Short, Victor Bergeron, Bruce Kolenda, Neil Ward, Richard Wahrlich

Absent: William Greenrose, Jim Neilsen, Marilyn Harris, Chris Belvin

City Staff: Michael McCrory, Interim City Planner

Chairman Wahrlich asked Mr. Putnam to stand in for Ms. Harris and Mr. Ward to stand in for Mr. Greenrose.

II. Review of Minutes – September 14, 2015

Motion: To accept as complete.

Made by: Mr. Short **Second:** Mr. Kolenda **Vote:** Unanimous in favor

III. Old Business

There was no old business to discuss.

IV. New Business

- a. **PL 2015-00012 City of Claremont, 58 Opera House Square:** Application for subdivision approval to create Lot 1 (Municipal Parking Garage – 0.9± acre) and Lot 2 (Sawtooth Building – 0.4± acre) **at 44 Main Street.** Tax Map 119, Lot 348. Zone: MU.

Open Public Hearing

Mr. Wahrlich opened the public hearing with the reading of the public notice.

Staff Report

Mr. McCrory stated that the City is looking to create this lot to execute sale of the “sawtooth” building for a proposed commercial use. The “sawtooth” building shares a wall with the parking garage; therefore creating the two lots requires placing a new lot line along the common wall. Mr. McCrory stated that it is his opinion that such an action would not be inconsistent with the spirit of the ordinance. Both of the new lots will comply with the dimensional requirements of the MU zoning district. The

subdivision survey meets the submission requirements for subdivision. Mr. McCrory recommended that the Board accept the application as complete.

Motion: To accept the application as complete.

Made by: Mr. Kolenda **Second:** Mr. Short **Vote:** Unanimous in favor

Mr. McCrory said he is serving as advisor to the Board on the application as well as standing in for the City (the applicant/landowner) as authorized by Nancy Merrill, Director of the Planning and Development Department.

Questions from the Board

Mr. Putnam asked if there are any stipulations as part of subdivision, particularly with regard to future sale of the sawtooth building. Mr. McCrory stated that there will be joint ownership of and maintenance responsibility for the common wall for all current and future owners. Jeremy Katz – co-founder of the Twin State Maker Spaces – stated that according to the purchase and sales agreement, there are environmental conditions on property (due to remediation of previous pollution); future uses must comply with City regulations and what is approved; and the agreement to participate in a pilot tax program. There are no restrictions on who they can sell the building to.

There were no other questions. There were no abutters in the audience. The hearing was closed.

Motion: To accept the application as presented.

Made by: Mr. Putnam **Second:** Mr. Ward **Vote:** Unanimous in favor.

- b. PL 2015-00013 Twin State Makerspaces, Inc.:** Administrative Waiver
Application requesting a waiver of site plan review under Article III of the Site Plan Regulations and a waiver from the provisions of Sect. 22-533 of the City Zoning Ordinance, on-site parking requirements, at **44 Main Street**. Tax Map: 119, Lot 348. Zone MU.

Chairman Wahrlich opened public hearing through reading notice.

Staff Report

Mr. McCrory stated that there would be no substantive changes to the site, the footprint of the building, or the parking – simply a change in use of the building. Staff felt that site plan review was needed given the history of the building and the fact that the applicant will be the first occupant of the building since it was rebuilt. However, after meeting with the applicants and reviewing the project, staff felt that even though site plan review is required by the regulations, it would reasonable to waive it. He said the Board also has the authority to waive the parking requirements. The proposed use is novel and there are no statistically reliable standards to determine its parking needs. There is ample public parking available next door in the parking garage and across the walking bridge. Therefore staff felt that the request to waive the parking requirements was reasonable. The use is being determined as an institutional use because of its purpose and intent to serve as a

professional trade educational-type use. It is a use that has been evolving over the last ten years and is not yet anticipated in zoning.

Questions from the Board

Mr. Wahrlich asked the waiver how would affect the parking garage? Mr. McCrory stated that the traffic pattern for this use is not like typical industry – the traffic pattern is more likely to be irregular. It is likely that there will be traffic in the evenings and weekends. Given the character of the use and the ample amount of public parking that is already available in the immediate area, he did not think that parking would be a critical issue.

Applicant Testimony

Jeremy Katz stated that the Maker Space is multidisciplinary in nature. Its primary goals are economic redevelopment, community revitalization, professional and individual development. He described it as a gym for the hands and mind, so just as one would go to a gym to work out for an hour, one would come to the Maker Spaces to work or learn for an hour and a half in a wood shop or a metal shop or at an artistic station (e.g. jewelry making). There will be technology shop (for computer programming, 3-D printing) and a classroom facility. Patrons can attend classes or work independently on equipment they are qualified to use for commercial or noncommercial purposes. The use is casual in nature; it’s meant to be something that patrons fit into their schedules. There may be artists and entrepreneurs who will spend a great deal of time there as well as those with full time jobs and only come in the evenings or on weekends. Mr. Katz predicted that there may be 6 – 15 cars on site at any one time. There are 11 spaces on site. The average visit may be 60 – 90 minutes. Shops may be open 7 AM – 10 PM. Therefore the facility could conceivably serve 200 people per day and not exceed the 15 parked cars at any one time.

There were no other questions from the Board.

Motion: To waive the requirement for site plan review.

Made by: Mr. Short **Second:** Mr. Bergeron **Vote:** Unanimous in favor

The abutters roll was read. No abutters were present. Mr. McCrory confirmed that each of the abutters received notice of the hearing by mail. The hearing was closed.

Motion: To waive the on-site parking requirements.

Made by: Mr. Putnam **Second:** Mr. Short **Vote:** Unanimous in favor

V. Reports from Boards and Commissions

There were no reports.

VI. Other

Mr. McCrory made an appeal to the TV audience for members for the Master Plan Steering Committee. The goal is 10-12 members.

VII. Correspondence

- a. Request for more information form DES regarding Jewell Transport Alteration of Terrain permit application at 442 River Road.
- b. Request for project review by the NH Division of Historical Resources for Mikros Manufacturing at 24 Col. Ashley Lane.
- c. DES newsletter “Supply Lines” for fall 2015.

VIII. Adjournment

Motion: To adjourn the meeting.

Made by: Mr. Short **Second:** Mr. Ward

Vote: Unanimous in favor.

The meeting adjourned at 7:26 PM.

Respectfully submitted,
deForest Bearse
Resource Coordinator