



PLANNING BOARD MEETING

Monday, October 8, 2018 7:00 PM
Council Chambers, City Hall

MINUTES

Approved with addition 10/22/2018

I. Roll Call

Present: Allen Damren, Marlene Boisclair, Bruce Kolenda, Charlene Lovett, David Putnam, Richard Wahrlich, David Pacetti

Absent: William Greenrose, Nick Koloski

City Staff: Michael McCrory, City Planner

II. Review of Minutes

A. September 24, 2018

Corrections: Mayor Lovett asked to add a statement that there was discussion about participating in the Valley Regional Hospital Wellness Fair (for public outreach under the housing grant.)

Motion: To approve the minutes of September 24, 2018

Made by: Mayor Lovett **Second:** Mr. Pacetti

Vote: Unanimous in favor

III. Old Business

There was no old business to discuss.

IV. New Business

- A. (**#PL 2018-00007**) **Norm St. Aubin, 130 Old Newport Road** – Application for a lot line adjustment at **312 East Green Mountain Road**. Tax Map 100, Lots 7 & 7-4. Zoning District: AR

Mr. Wahrlich read the public notice.

Mr. McCrory said this is a modification to lot 4 of a previous subdivision. The applicant is proposing to add ¼-acre to the lot. The proposal meets the requirements for the RR2 zoning district. Mr. McCrory said the application was complete.

Motion: Accept this application as complete

Made by: Mr. Putnam **Second:** Mr. Pacetti

Vote: Unanimous in favor

Tom Dombroski acted as agent for the applicant. He said Mr. St. Aubin had a buyer for the lot. The lot line adjustment was to accommodate the location for a new house.

Mr. Wahrlich asked for an abutters' roll call. There were no abutters in the audience, so Mr. Wahrlich didn't open the public forum.

Motion: To accept the application as presented noting the conditions of approval

Made by: Mr. Putnam **Second:** Mr. Damren

Mr. Putnam read the conditions:

1. The final minor subdivision shall be in substantial conformance with the plan titled, "Lot Line Adjustment for Norman A. St. Aubin 2005 Rev. Trust, East Green Mountain Road, Claremont, N.H." dated September 14, 2018, prepared by Patrick Dombroski, LLS.
2. The applicant shall submit two copies of the approved Minor Subdivision, printed on mylar, to the Planning and Development Office within six months of the date of this approval. The plans shall be suitable for recording at the Sullivan County Registry of Deeds.

Vote on the motion: Unanimous in favor

V. Reports from Boards and Commissions

There were no reports.

VI. Other

Mr. McCrory said three board members – Mr. Pacetti, Mr. Damren and Mayor Lovett - participated in the public outreach at the Chili Cook-Off. Mr. Pacetti and Mr. Damren felt the turn-out had been good and they passed out a lot of surveys. They said offering a prize for participating provided a good incentive. A date for drawing the winner needs to be set.

Mr. Putnam asked if he could hand out surveys from his place of business. Mr. McCrory said he would look into it.

Mayor Lovett said the survey needs some definitions if it is going to be handed out without someone on hand to answer questions (e.g. what is a small/large lot?). The Mayor also said that the maps need labeling of at least the major streets in the City as many people had difficulty getting oriented. Mr. McCrory thanked the board for the suggestions as they all help to refine the survey.

The Regional Planning Commission will have a table at the Wellness Fair.

Mayor Lovett asked Mr. McCrory if he had met with Mr. Gomes yet. Mr. McCrory said no, he had not. He said he is waiting for a mylar of the site plan. The Mayor asked him to update the board when that meeting has happened.

Mayor Lovett said that Claremont is part of a round table that meets quarterly and that she and Mr. McCrory had attended the last meeting. She said the VW settlement and the impact it will have on communities was discussed. She said they also discussed solar arrays. They are a complex subject and there is much to learn from other communities – design, aesthetics, drainage, and purpose are all issues to consider when attempting to regulate arrays. There should be ample public input in the development of regulations to reflect the values of the community.

There are model regulations that can be used as a starting point.

The Mayor urged starting the discussion soon especially in light of Council's plans to address RSA72 - property tax exemption for residential energy generation– wind, solar, and biomass.

VII. Correspondence

VIII. Adjournment

Motion: To adjourn the meeting

Made by: Mr. Damren **Second:** Mr. Putnam

Vote: Unanimous in favor

The meeting adjourned at 7:25 PM.

Respectfully submitted,

deForest Bearse

Resource Coordinator