



PLANNING BOARD MEETING

Monday, February 11, 2019 7:00 PM
Council Chambers, City Hall

MINUTES

Approved 2/25/2019

Mr. Wahrlich called the meeting to order at 7:00 PM and asked for a roll call.

I. Roll Call

Present: Allen Damren, Marlene Boisclair, David Putnam, Richard Wahrlich, David Pacetti

Absent: William Greenrose, Bruce Kolenda, Nick Koloski, Charlene Lovett

City Staff: Scott Osgood, City Planner

II. Review of Minutes

A. January 14, 2019

Motion: To approve

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

Vote: Unanimous in favor

III. New Business

- A. **(PL 2019-00001) Denis and Debora Matteau, 10 Grand Street** – Application for Lot Line Adjustments between the lots at **10, 12, and 16 Grand Street**. Tax Map 131, Lots 132, 133 & 134. Zoning District: CR1

Mr. Wahrlich read the public notice.

Planner's Report

Mr. Osgood read from his previously prepared report:

The applicant is seeking two boundary line adjustments involving three lots. The applicant owns all three lots.

Two boundary lines are adjusted. One, between Lot 133 and 132 will make the two lots more equal in terms of size. Lot 133 will transfer 5,125 sf to Lot 131. Lot 131 will transfer 500 sf to Lot 132.

Lot 134 will transfer the 500 to give Lot 132 access to a public way.

Map 131 Lot 132 has no frontage to a public way. It shares a common driveway with Map 131-Lot 133, and has an alley running south along Parcels 133 and 134. This alley ends 30 ft. from Goyette St. This

*section of the alley way becomes part of Lot 132, from Lot 134. This gives Lot 132 access to a public way, approximately 15 ft. wide, and 30 ft. Long.
No variances are required for these lot line adjustments.*

The minimum lot size in the CR 1 district is 10,000 sf. None of the lots violate this requirement.

Applicant's Presentation

Deb Matteau presented her application. Ms. Matteau restated the purpose of adjusting the line between lots 133 and 132 is to equalize their sizes; and the adjustment between lots 134 and 132 is to provide lot 134 with frontage on Goyette Street.

Mr. Osgood said that the application was complete.

Motion: To accept the application as presented

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

Vote: Unanimous in favor

There were no other questions from the board.

Mr. Wahrlich asked for an abutters' roll call and opened the public hearing. There was no one present wishing to speak about the application, so Mr. Wahrlich closed the public hearing.

There was no further discussion.

Motion: Approve the Application for Lot Line Adjustment for residential Lots Map 131, Lots 132,133, & 134 at Goyette and Grand Street in the CR 1 District subject to the following conditions of approval:

1. The proposed lot line adjustment shall be completed in accordance with the information provided by the applicant in the Lot Line Adjustment application #PL 2019-00001 and testimony during the public hearing for said case.
2. The applicant shall obtain all necessary permits as determined by the Local, State, and Federal governments.
3. This approval is valid for two (2) years from the date of approval. If no action is taken to exercise this Lot Line Adjustment approval before the two-year deadline, the Lot Line Adjustment is no longer valid and must be recertified through the Planning Board.
4. Two (2) copies of the final approved overall Lot Line Adjustment, printed on Mylar and in a form suitable for recording at the Sullivan County Registry of Deeds, shall

be provided to the Claremont Planning and Development Department within six (6) months of this approval.

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

Vote: Unanimous in favor

Mr. Wahrlich opened the public forum to hear comments from Norm Blouin.

Mr. Blouin asked where the board stands on tiny houses. He claimed there is a tiny house on East Green Mountain Road and said he had heard that five more of them were coming. He said he was concerned that tiny houses would bring down the value of conventional homes in the neighborhood.

Mr. Osgood said tiny homes violate the building code. He and Mr. Wahrlich assured Mr. Blouin that the matter would be investigated.

Mr. Blouin said there is also a camper on another lot on East Green Mountain Road and asked how long a person could stay in a camper. He was assured that this, too, will be looked into.

David Perry said it used to be that mobile homes could not be within 500 feet of the road and that no mobile homes were to be between East Green Mountain and Old Newport Road. Mr. Osgood said that mobile homes are now allowed anywhere that single family homes are allowed. Only the location of mobile home parks can be restricted through zoning.

Mr. Putnam asked Mr. Osgood if he would do a presentation on tiny homes for the board (and the public). Mr. Osgood agreed to have something ready for the next meeting.

Nick Koloski suggested using the City newsletter to send out information on the building codes (relative to campers and tiny homes). He said it's helpful to remind people what's not allowed.

Mr. Wahrlich closed public forum.

Mr. Putnam asked about laws allowing living in a camper while building? He cited a property on Jarvis Hill Road of a camper that has been on site for a long time while there appear to be earthworks in preparation of building.

IV. Old Business

A. CIP

Mr. Wahrlich reminded everyone that work on the CIP is due to begin soon and urged anyone interested to attend the Friday afternoon meetings.

V. Reports from Boards and Commissions

VI. Other

Mayor Lovett asked that the following letter be shared with the Planning Board:

February 5, 2019

*Municipal and County Government Committee
Legislative Office Building, Rm 301
Concord, NH*

Members of the Municipal and County Government Committee:

The reason for this bill originated in July 2018 when the Claremont City Council received applications from two Planning Board members to serve on the Energy Advisory Committee. According to RSA 673:7, the Council was prohibited from making these appointments. Current language differentiates cities from towns, placing more restrictions on cities when appointing Planning Board members to other committees.

I sent a query to the New Hampshire Municipal Association as to the reasoning for this differentiation. According to research conducted by Mr. Johnston, there was no distinction between town and cities in 1935 when the law originated. However, the distinction was created in 1969 when the law was amended, loosening the restrictions on towns. Yet, no reasoning could be found as to why.

It is not uncommon for cities and towns to have difficulty finding volunteers to serve on commissions, boards or committees. Given many towns in NH are larger than some cities, making it more restrictive for cities does not serve communities such as Claremont well. Therefore, please support HB370, placing the same restrictions on both cities and towns.

*Charlene Lovett
Mayor, City of Claremont*

VII. Correspondence

VIII. Adjournment

Motion: To adjourn the meeting

Made by: Mr. Putnam **Second:** Mrs. Boisclair

Vote: Unanimous in favor

The meeting adjourned at 7:35 PM.

Respectfully submitted,
deForest Bearse

Resource Coordinator