



PLANNING BOARD MEETING

Monday July 23, 2018 7:00 PM
City Hall, Claremont NH

MINUTES

Approved 8/27/2018

I. Roll Call

Present: Marlene Jordan, Bruce Kolenda, Charlene Lovett, David Putnam, Richard Wahrlich, David Pacetti

Absent: William Greenrose, Nick Koloski, Allen Damren, Marilyn Harris

City Staff: Michael McCrory, City Planner

Mr. Wahrlich appointed Mr. Pacetti to sit in for Mr. Short.

II. Review of Minutes

A. July 9, 2018

Corrections/Changes:

Mayor Lovett asked for the following:

- Add, “Both lots will remain conforming” to the list of bulleted items on page 1
- Add a statement that Mr. Putnam inquired about using renewable energy and Mr. Morley’s reply that he would if incentives were available to do so on page 3

Mr. Pacetti asked to have it noted in the minutes that Mr. Hill stated there would be 9 parking spaces available when the plans submitted in the board packet show 10 spaces.

Motion: To accept as amended

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

Vote: Unanimous in favor

III. Old Business - None

IV. New Business

- A. **(PL 2018-00005) Eric Dean Rouleau, Gilford NH:** Administrative Waiver Application for change of use of the existing warehouse from machine manufacturing to beverage manufacturing at **354 Plains Road**. Tax Map/Lot: 68-7, 7-1 and 69-64. Zoning District: I-2.

Mr. Wahrlich read the public notice.

Planners Report

The applicant has met with staff a few times to discuss the brewery plans. Mr. McCrory said the brewery is an allowed use in this zoning district. A tasting room would be considered an accessory use.

The applicant has implied that this would be a phased project. The initial phase is to establish the brewery. He is asking for a waiver of site plan review to get it started.

Mr. McCrory advised the board to consider a threshold of activities that would be permissible under the waiver, and beyond which the applicant would have to come back to the board for full site plan review. He suggested using this hearing to define that threshold. He also urged the board to listen to the full proposal before make a decision.

Mr. McCrory provided the board with an aerial photo of the site that also showed the property boundaries. He also provided a list of questions that had been submitted by an abutter.

Mayor Lovett asked Mr. McCrory to confirm that the latest site plan for this property is from 2007. Mr. McCrory confirmed that as correct.

Applicant presentation

Applicant Dean Rouleau stated he is looking to establish a nanobrewery in the existing warehouse building at 354 Plains Road. He is the only person involved in the operation. He would also like to have a tasting room in which there would be tasting for his various beer products and food. (He is required by New Hampshire law to provide food in the tasting room, though he does not consider this a restaurant.) No other beverages would be provided.

Mr. Rouleau then addressed the neighbor's questions:

1. The long-term goal for the property is to occupy the 3100 SF building at 354 Plains Road and to mothball the mill building. He expects minimum growth
2. Food will be provided by local licensed food vendors. There will be a limited menu.
3. Music will be provided by an indoor sound system. There would be no outdoor permanent music system. He would like to have live performances at some point.
4. Operating hours have not yet been set. He would likely not open the tasting room before 11AM and would not be open after 9 PM. The hours may vary seasonally.
5. Only the 3100 SF building at 354 Plains Road will be used.
6. Exterior lighting will be provided in accordance with zoning and building code requirements.
7. Signage will be provided in accordance with zoning regulations. It will be minimal and say only "Sugar River Brewing".

8. Brew production will take place year-round. He doesn't know about the tasting room.
9. Fencing may be needed to satisfy federal security requirements, so the existing fence may be retained.
10. This property has an easement for five parking spaces on the east side of Plains Road, but as there is an abundance of parking on his side of the road, it may not be necessary to use those 5 spaces.
11. Spent grain from the brewery will be stored in sealed barrels on the property until they are removed (by a variety of means).

Questions from the board

Mayor Lovett asked for a site visit before the board ruled on the application. She said it is a complex site; the application is actually requesting a waiver for three separate parcels; the last approved site plan was in 2007; and there is a potential for significant growth. Seeing the property may raise questions the board hadn't thought of. She referred to the issues related to growth at the speedway and urged the board not to repeat them. If the waiver states that it is only for the 3100 SF building only she would be less concerned, but that's not what is stated in the application.

Mr. Rouleau said nothing has changed on this site since the 1800s; that he is eliminating the employees from the site (hence no employee traffic); and the train no longer comes to the site. He doesn't want to spend \$10,000 on a site plan when that money could be used instead to make improvements on the property and to get all of the permits and licenses he will need.

Mr. Putnam said he was in favor of granting a waiver for just 354 Plains Road. Mr. Kolenda agreed and said the applicant would have to come back to the board if he needed to use 350 Plains Road. Mr. Wahrlich asked how the board could word that in their waiver.

Mr. McCrory replied that the board should use the information just provided by the applicant to specify what the operation is that's being waived. There would be no conditions – just the detailed description of the activities for which the waiver was being granted.

It was ultimately agreed not to conduct a site visit.

Public Hearing

Mr. Wahrlich opened the public hearing following the abutters roll call.

Ed Corley spoke. He said he is not a direct abutter and while he is not opposed to the project as a whole, he had questions about future growth. He looks directly onto the site from his property. The 5 parking spaces on the east side of Plains Road are about 75 feet from his bedroom.

Mr. Corley asked for more clarification of the tasting room. He said it sounds more like a place where people go to drink beer, not just taste a bit of beer. What happens until 9:00 at night?

Mr. Corley said he was mostly satisfied with the answers given to his questions. He remained mainly concerned about future growth, especially if the brewery uses the bigger building.

Mr. Rouleau offered to work with Mr. Corley to screen headlights from Mr. Corley's driveway and to keep cars out of the five spaces near Mr. Corley's driveway.

There were no further questions, so Mr. Wahrlich closed the public hearing.

There were additional questions about the tasting room. Mr. Rouleau said he hadn't done the layout of the seating yet, but that he didn't want to create a bar-like atmosphere. He talked about having an outdoor patio with a fenced in area for children and games.

Motion: To grant the waiver application to move forward on lot 68-7-1 for a nanobrewery and tasting room in the 3100 SF building and utilizing parking on the abutting lot owned by the same owner, but not utilizing the adjacent building, and to follow normal conditions that are overseen by the Planning and Development Department for developing the property

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

Vote: Unanimous in favor

B. **Norm St. Aubin:** Consultation regarding condition on a previously approved subdivision on **East Green Mountain Road**

Planners Report

Mr. McCrory said that Mr. St. Aubin had received subdivision approval in 2007 for a subdivision on East Green Mountain Road. The approval had three conditions, some of which had not been met. The conditions were based on a report submitted by M & W Soils Engineering and were focused on drainage issues. All of the conditions must be met before the lots can be sold. Mr. St. Aubin has an opportunity to sell one of the lots and is asking to be relieved of the condition requiring him to replace a 15-inch culvert with a 24-inch culvert on the grounds that it's not necessary.

Mr. St. Aubin

Mr. St. Aubin said water has never run over the culvert in 86 years. He said he had talked with Scott Sweet, DPW Director, and claims Mr. Sweet had never seen water run over the culvert either. Mr. St. Aubin said it would be a waste of money to change the whole thing because it's not needed.

He said he is glad to provide an easement if it ever needed to be dug up.

Mayor Lovett asked for clarification of the outstanding items –

(Note for the record: The subdivision Notice of Decision – dated June 4, 2007 - contained three conditions, one of which called for compliance with the three items called for in the M

& W Letter of May 18, 2007. Item # 1 in the M & W letter called for replacement of a culvert; item #3 called for provision of a drainage easement to the city. Items # 1 and #3 in the letter had not been completed, meaning condition #1 in the Notice of Decision had not been satisfied.)

Mr. St. Aubin said that the easement was not a problem – he can provide that easily. It is the replacement of the culvert he did not want to have to do because he felt it was an unnecessary waste of money. However, he said he would gladly replace the culvert if anyone ever saw water running over the top of it. He said he would put that promise in writing if need be.

A letter from Scott Sweet on June 18, 2018 renders item #2 of the M & W letter unnecessary as the City has improved this section of the road to city specification.

Mr. Wahrlich cautioned the board about going back and reexamining decisions from earlier planning boards.

It was the consensus of the board to allow Mr. McCrory to work with Mr. St. Aubin and Mr. Sweet and to handle compliance with the subdivision conditions administratively.

V. Reports from Boards and Commissions - None

VI. Other

Mayor Lovett told the board that she had had to advise City Council that planning board members can only serve on certain boards. Council had to pull applications from two planning board members wishing to serve on the energy advisory committee. Councilor Scott Pope was appointed to the committee so they now have a quorum and can start meeting. NHMA is researching why the restriction on planning board members exists. If they conclude there's no reason for it, they will work with the LSR to get the restriction changed.

VII. Correspondence

- Spring, 2018 *Supply Lines with The Source* from NH DES Drinking Water and Groundwater Bureau
- *Town and City* magazine

VIII. Adjournment

Motion: To adjourn the meeting

Made by: Mr. Putnam **Second:** Ms. Jordan

Vote: Unanimous in favor

The meeting adjourned at 8:27 PM

Respectfully submitted,

deForest Bearse
Resource Coordinator