



Planning Board Meeting
Monday, May 14, 2012
City Hall, Council Chambers, at 7:00 pm

Approved Minutes

I. Roll Call

Present: Peter Guillette, Bruce Kolenda, Richard Wahrlich, Andrew Austin, Ruben Ramirez, James Short (alt), Kenneth Harlow (alt), Russell Fowler (alt), James Neilsen, IV

Absent: William Greenrose, Stephen Cutts, Victor Bergeron (alt)

City Staff: Tracey Hutton, City Planner

James Short will sit in for William Greenrose

Rusty Fowler will sit in for Stephen Cutts

II. Review of Minutes

Motion: to approve minutes from April 21, 2012 as amended.

Made By: Mr. Fowler

Second: Mr. Ramirez

Vote: 8-0-1

Motion: to approve minutes from April 23, 2012 as amended.

Made By: Mr. Kolenda

Second: Mr. Neilsen

Vote: Unanimous

III. New Business

- **(PB2012-0008) Mandala Convenience, LLC, Claremont, NH.** Site Plan Amendment under Appendix C Article II of the City Code to allow for the movement of a pylon sign from one location to another on City Property. Property Location: **58 Washington Street**, Tax Map 108, Lot 69, Zoning District B-2.

Ms. Hutton explained that the applicant seeks a site plan amendment to relocate the pylon sign from Winter Street to Washington Street. There may be future amendments to this plan due to construction changes. As a result, the Planning and Development Department recommend the Board open the hearing and continue the application.

There was discussion over making the process simpler to review all of the changes at one time and a reduction in the expense to the applicant.

Open Public Hearing

Motion: to continue the application until the applicant has completed plans for their additional changes.

Made By: Mr. Neilsen

Second: Mr. Kolenda

Vote: Unanimous

- **(PB2012-0009) Cheshire Oil Co., Keene, NH.** Site Plan Amendment under Appendix C Article II of the City Code to reconfigure the parking lot to make is more ADA accessible. Property Location: **225 Washington Street**, Tax Map 121, Lot 1, Zoning District B-2.

The applicant seeks site plan amendment to reconfigure the parking lot to meet the new federal ADA requirements. Ms. Hutton explained that once a facility is “touched” it has to be brought up to current standard. Currently the facility is working on a permitted tank and piping replacement, which has required them to rip up much of the parking lot.

Jay Frazier, Cheshire Oil Co., explained that the parking lot and curbing would be upgraded including access to the car vacuums and propane tank filling building. There will be a new cut on the diesel island and new curbing with ADA compliant ramps.

Mr. Ramirez inquired if everything had been addressed with the New Hampshire Department of Environmental Services. Mr. Frazier explained that that is an ongoing process and there is another inspection of Wednesday, as of this moment they are permitted and compliant.

Mr. Short asked how far underground the piping had to be. Mr. Frazier responded 12 inches under concrete and 18 inches under asphalt, they all have to be pitched back to the tanks.

Motion: to accept the plan as complete.

Made By: Mr. Fowler

Second: Mr. Short

Vote: Unanimous

Open Public Hearing

Close Public Hearing

Motion: to accept the amended site plan for 225 Washington Street with Conditions Subsequent; (1) The applicant shall obtain and receive all permits and approvals necessary as determined by the Local, State, and Federal governments, (2) The applicant shall obtain and receive approval for all necessary permits as determined by the City of Claremont Planning and Development Department (3) Prior to issuance of a Certificate of Occupancy, the owner/applicant shall notify the Zoning Administrator and Building Inspector that the project is ready for final inspection. Completion of the project shall be in substantial compliance with the plans submitted for review and all conditions of approval (4) Site Plans are valid for two (2) years from the date of approval. If a building permit has not been issued before the two-year deadline, the site plan is no longer valid and must be recertified through the Planning Board (5) Two (2) mylars in a form suitable for recording at the Sullivan county Registry of Deeds must be provided.

Made By: Mr. Neilsen

Second: Mr. Kolenda

Vote: Unanimous

IV. Adjournment

Motion: to adjourn

Made By: Mr. Harlow **Second:** Mr. Short **Vote:** Unanimous

Meeting adjourned at 7:25PM

Respectfully Submitted by,
Tracey Hutton, City Planner