



Planning Board Meeting
Monday, June 11, 2012
Council Chambers, City Hall at 7:00 pm

Meeting Minutes
Approved 7.9.2012

I. Roll Call

Present: James Short, Ken Harlow, Rusty Fowler (alt), Peter Guillette, Andy Austin, Richard Wahrlich, Stephen Cutts, William Greenrose, Bruce Kolenda, James Neilsen IV

Absent: Victor Bergeron, Ruben Ramirez

City Staff: Tracey Hutton, City Planner

II. Review of Minutes May 29, 2012

Motion: to approve minutes from May 29, 2012 as amended

Made By: Mr. Greenrose **Second:** Mr. Cutts **Vote:** 8-0-1 (Mr. Kolenda abstained)

III. Old Business

IV. New Business

- **(PB2012-0012) Marcellene G Landry, Claremont, NH.** Site Plan Waiver application under Appendix C Article VII of the City Code to allow for a change of use from vacant space to professional offices. Property Location: **163 Washington Street**, Tax Map 120, Lot 234, Zoning District B-2.

Ms. Hutton explained that in the packet was the site plan used in 2004 prepared by Eugene Lattuga. The proposal at this time is to convert the front 1,944 square foot portion of the building to Professional Office.

Abutter Roll Call

Open the Public Hearing 7:04

Close the Public Hearing 7:05

Mr. Austin asked about whether or not the parking was sufficient for the uses. Ms. Hutton explained that the majority of the building is vacant at his time and the Office will support 2.5 employees, for which there is more than enough space. At such time as a new use is proposed for the rear of the building the parking will be examined again.

Mr. Fowler asked if the change of use to something other than a restaurant would come to the Board. Ms. Hutton responded that it would.

Mr. Neilsen expressed that there are a lot of left hand turns on Washington Street. The proposal for right-hand only may inconvenience individuals and could be a deterrent for this and other uses. Mr. Short countered by saying that when he travels Washington Street he often turns right and turns around at the next available traffic signal. It only takes an extra few seconds and it makes it much easier.

Mr. Fowler asserted that the Board needs to take a hard stand on left turns on Washington Street. It may be a tough sell, but it is safer. Mr. Fowler, who lives off Moody Avenue, experiences it often.

Mr. Cutts is in consensus with Mr. Fowler and Mr. Short, it is a safety issue. Mr. Harlow asked about traffic turning into the restaurant if it re-opens. Mr. Greenrose replied that those people will have their signal on and only be crossing 2 lanes. Mr. Greenrose further stated that right-hand turns are safer and he concurs with Mr. Fowler.

Mr. Kolenda agrees siting having seen many close calls with left-hand turns. Mr. Guillette agrees that it is easier to turn with the flow of traffic, he travels a lot and this method of traffic movement will be much safer.

Mr. Hutton mentioned that if there is a continued interest in the topic, the Road Safety Audit completed by NHDOT will be in front on the City Council on Wednesday and encourages the Planning board to watch on CCTV or attend.

Motion: to accept the site plan waiver with the condition that the exit is right-turn only and appropriate signage be installed.

Made By: Mr. Greenrose **Second:** Mr. Fowler **Vote:** Unanimous

V. Reports from Boards and Commissions

Mr. Guillette reported that at 5pm tonight a portion of the rail-trail was dedicated to Bobby Woodman. The Mayor read a proclamation. It was very nice, Mr. Fowler was there and it was he who had the idea for the naming shortly after Mr. Woodman passed. The signs were put up and look great.

VI. Other

VII. Correspondence

VIII. Adjournment

Motion: to adjourn

Made By: Mr. Fowler **Second:** Mr. Greenrose **Vote:** Unanimous

Meeting adjourned at 7:17 PM

Respectfully Submitted By, Tracey Hutton