



Planning Board Meeting
Monday, September 10, 2012
Council Chambers, City Hall at 7:00 pm

MINUTES
approved 9 24 2012

I. Roll Call

Present: Peter Guillette, Andy Austin, Ruben Ramirez, Stephen Cutts, Victor Bergeron, Richard Wahrlich, James Short (alt), Rusty Fowler (alt), Ken Harlow (alt)

Absent: Bruce Kolenda, James Neilsen IV, William Greenrose

City Staff: Tracey Hutton, City Planner; Kelly LeBlanc, Administrative Assistant

Mr. Harlow will fill in for Mr. Kolenda.

Mr. Fowler will fill in for Mr. Greenrose.

II. Review of Minutes August 27, 2012

Motion: to approve the minutes from August 27, 2012

Made By: Mr. Austin

Second: Mr. Wahrlich

Vote: Unanimous

Abstention – Mr. Fowler, Mr. Cutts

III. Old 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 and add 3 light poles. Property Location: **58 Washington Street**, Tax Map 108, Lot 69, Zoning District B-2.

Motion: to accept the application as complete.

Made By: Mr. Fowler

Second: Mr. Harlow

Vote: Unanimous

The owner proposes to relocate the pylon sign from the original approved location on Winter Street to a location on Washington Street. Both locations are within the City right-of-way and in the license area approved by the City. The license permits the sign in the license area regardless of exact location.

In addition, the owner would like to add three light posts on the Winter Street side of the parking lot.

The pylon sign is unable to be placed in its original approved location due to the installation of a new utility pole (shown on the plan). Other alternatives were discussed on site between the owner, sign installer, and City Planner. None of the other alternatives seemed suitable due to sign distances and proximity to the intersection of Winter and Washington.

The owner felt that for security and safety purposes that additional light was needed in the parking lot. Since these poles are within an utility easement area, another easement was agreed upon between DLC investments and the owner to allow for the legal placement of the light poles.

Chair Guillette stated the added light fixtures are low and downlit and should not impact the neighbors.

Open Public Hearing

No Abutters Present

Close Public Hearing

Mr. Short asked about the size of the sign pole. Chair Guillette stated that the sign pole is already present.

Mr. Fowler asked if DLC was in agreement. Mr. Narouz Wien, applicant and owner of Mandala Convenience, stated that DLC Investments had already signed the agreement.

Motion: to approve 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 and add 3 light poles with the following conditions: (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, and (5) Two (2) mylars in a form suitable for recording at the Sullivan county Registry of Deeds must be provided.

Made By: Mr. Wahrlich

Second: Mr. Ramirez

Vote: Unanimous

IV. Reports from Boards and Commissions

Mr. Harlow stated that there is a hazardous waste clean-up on the 15th of the month at the DPW garage.

Mr. Bergeron informed the board that the CCCP Committee will be reporting to the Planning Board in the next couple of months.

Chair Guillette stated that the UVLSRPC Council had met and they are aiming to be all inclusive to the stake holders under the UPLSRPC umbrella.

V. Other

VI. Correspondence

VII. Adjournment

Motion: to adjourn

Made By: Mr. Harlow

Second: Mr. Fowler

Vote: Unanimous

Meeting adjourned at 7:15PM

Respectfully Submitted by Kelly LeBlanc