



Planning Board Meeting
Monday, September 24, 2012
Council Chambers, City Hall at 7:00 pm

MINUTES
Approved 10.8.12

I. Roll Call

Present: Peter Guillette, William Greenrose, James Neilsen IV, Andy Austin, Stephen Cutts, Victor Bergeron, James Short (alt), Rusty Fowler (alt), Ken Harlow (alt)

Absent: Richard Wahrlich, Bruce Kolenda, Ruben Ramirez

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

Rusty Fowler, James Short, and Ken Harlow will sit in for Richard Wahrlich, Bruce Kolenda, and Ruben Ramirez.

II. Review of Minutes September 10, 2012

Review of the minutes has been tabled to the next meeting.

III. Old Business

- **(PB2012-0018) Wakeman Realty Trust/Airgas-East, Inc., Salem, NH.** Site Plan Amendment under Appendix C Article II of the City Code to allow for the addition of a fenced in area on concrete platform for flammable gas cylinder storage. Property Location: **397 Washington Street**, Tax Map 145, Lot 25, Zoning District B-2.

The applicant seeks amended site plan approval under Appendix C Article II of the City Code for the addition of a 384 square foot fenced in flammable gas tank storage area. This will increase safety for the property.

Motion: to consider this application as complete.

Made By: Mr. Greenrose

Second: Mr. Short

Vote: Unanimous

Wayne McCutcheon, surveyor, was present to discuss this application as the agent. They had located pins and conducted a full as-built survey of the property. The proposed outside storage will be for all of the flammable gas tanks. The loading dock will be enclosed with the chain linked fence as shown. This is the only change to the site. To Mr. McCutcheon's knowledge there has never been a formal filed site plan. The 100 year flood elevation line is in the footprint where the construction will take place. An elevation certificate has been completed.

Mr. Austin asked if the existing conditions are grandfathered and if there was pollution on the site. Mr. McCutcheon stated that this was part of the Bass property and there was never an area on the Bass site that was subject to the environmental problems like those on the Lowe's site. When DES came to Claremont, test holes were dug on this site and there were areas that were polluted but not near this property.

Mr. Short asked the age of the business. Mr. McCutcheon stated that they have been there since the early 1970s. Mr. Harlow asked about the location of the platform. Mr. McCutcheon stated the platform will be on the side nearest to the K-Mart plaza. No trees will be cut down.

Mr. Greenrose asked if there would be an increase of tank capacity with the outside construction. Mr. McCutcheon stated there will not be any tanks inside and the floor space is being created outside. The modification will meet code.

Mr. Short asked if the fire rated wall is new. Mr. McCutcheon stated a metal skin exists but will be upgraded.

Ms. Hutton talked with Capt. Cullen Downing, CFD, and stated that as long as the plan shows a fire rated wall, the applicant will have to assure proper permitting from the City.

Mr. Cutts confirmed that the structure will be located in the flood plain. Mr. McCutcheon stated the concrete slab will be within the flood plane. The structure will be anchored as it is a solid concrete block.

Open Public Hearing

No Abutters Present

Close Public Hearing

Mr. Austin asked if there was a flood, could the concrete block tip over with the tanks. Mr. McCutcheon stated this would not happen. The four foot height of the concrete block will actually keep the cylinders out of the designated flood plain.

Motion: to approve the Site Plan Amendment under Appendix C Article II of the City Code to allow for the addition of a fenced in area on concrete platform for flammable gas cylinder storage with the following conditions: Conditions Precedent (1) The applicant shall obtain and receive approval for all necessary permits as determined by the Local, State, and Federal governments, and Conditions Subsequent (1) The applicant shall obtain and receive approval for all necessary permits as determined by the City of Claremont Planning and Development Department, (2) 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, (3) Site Plans are valid for two (2) years from the date of approval. If a certificate of occupancy for the plan has not been issued before the two-year deadline, the site plan is no longer valid and must be recertified through the Planning Board, (4) Two (2) mylars in a form suitable for recording at the Sullivan county Registry of Deeds must be provided.

Made By: Mr. Short

Second: Mr. Greenrose

Vote: Unanimous

IV. Reports from Boards and Commissions

The Conservation Commission reported that the hazardous waste collection was successful and the sponsored campers came to the last meeting to report on their experience.

Chair Guillette reported that the UVLSRPC is in great financial shape.

- V. Other** –Mayor Neilsen, IV stated there will be a Special Council Meeting on October 3, 2012 and the CIP will be one of the agenda items. Mr. Greenrose updated the Planning Board on the CCCP.

VI. Adjournment

Motion: to adjourn

Made By: Mr. Greenrose **Second:** Mr. Short

Vote: Unanimous

Meeting adjourned at 7:30PM

Respectfully Submitted by Kelly LeBlanc