



**PLANNING BOARD MEETING**  
Monday, July 26, 2021 7:00 PM  
Council Chambers, City Hall

**AGENDA**

- I. Call to Order**
- II. Roll Call**
  - A. appoint alternates by the chair, as needed
- III. Review of Minutes of previous meeting(s) – July 12, 2021**
- IV. Old Business**
- V. New Business**
  - A. Review and discuss a request from the Riverbank Church for an administrative waiver of the site plan regulations relative to their plans for 59 Old Church Road.
- VI. Reports of officers and committee**
- VII. Reading of communications directed to the board**
- VIII. Other Business; public comment**
- IX. Adjournment**



## PLANNING BOARD MEETING

Monday, July 12, 2021 7:00 PM  
Council Chambers, City Hall  
Claremont NH

### MINUTES

#### I. Call to Order

Mr. Wahrlich called the meeting to order at 7:00 PM.

#### II. Roll Call

Mr. Wahrlich asked for a roll call of the Board members.

**Present:** David Putnam, Richard Wahrlich, Bruce Kolenda, David Pacetti, Ed Morris, Matt Mooshian, Debora Matteau

**Absent:** Nicholas Koloski

**City Staff:** Scott Osgood, City Planner

#### III. Review of Minutes of previous meeting(s)

##### A. June 14, 2021

**Motion:** To accept as presented

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

**Roll Call Vote:** Mr. Morris abstained, all others were in favor

#### IV. Old Business

There was no old business for the Board to discuss.

#### V. New Business

##### A. Public Hearings - Applications

- (PL2021-00009) **Green Knoll, New York NY** – Application for a lot line adjustment of the parcel at **181 South Street**. Tax Map 132, Lot 151. Zoning District: CR1

Mr. Wahrlich read the public notice. Mr. Wahrlich asked the Board if they had read the memo from Director Merrill and City Planner Osgood regarding this application. Everyone said they had. Mr. Osgood said this was not an application that could be heard by the Board and recommended that it be denied without prejudice.

**Motion:** To deny this application without prejudice.

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

**Vote:** All in favor

(Mr. Dombroski was present in the meeting, but did not speak. He left after the vote was taken.)

- **(PL2021-00010) Ford of Claremont, 155 Charlestown Road** – Application for a lot line adjustment between parcels 165-13 and 165-14 at **155 Charlestown Road and 17 Lane Ridge Road**. Zoning District: B2

Mr. Wahrlich read the public notice and called for the Planner's Report.

### **Planners Report**

Mr. Osgood read from his staff report:

#### APPLICATION INFORMATION

Application Type:

Lot Line Adjustment

Location:

155 Charlestown Rd & 17 Lane Ridge Road

Applicant:

Fieldstone Land Consultants PLLC

Property Owner

Ford of Claremont

Zoning District

B-2 Business District

Property Size:

13.24 acres

Existing Improvements and Use:

A house was demolished and the land was filled to a relatively flat site with access to the neighboring Ford Dealership.

Overlay Districts:

None

Previous ZBA Action (since 1995):

A new Ford Dealership was built in one of the existing lots

Further Approvals Required:

Building inspection, travel changes on Lane Ridge Road

#### HEARING NOTICE

(PL2021-00010) Tag Realty (Tax Map 165-Lot 13) and Lane Ridge (Tax Map 165-Lot 14) Ford of Claremont, Claremont, NH – Application for Subdivision Approval for lot line adjustments for parcels 165- 14 & 13 proposed automobile dealerships at 155 Charlestown Road and 17 Lane Ridge Road. Tax map 165-lot 13 & 14. Zone: B2.

#### BACKGROUND

Fieldstone Land Consultants, PLLC, on behalf of their client Ford of Claremont is submitting a Lot Line Adjustment Application for parcels 165-14 at 155 Charlestown Road and parcel 165-14 at 17 Lane Ridge Road.

The intent of the subdivision is to construct a 20,930-sf automobile dealership. The project will be served by municipal water and on-site septic.

Attachments:

- Staff Memorandum
- Plan Application
- 11 by 17 copy of the Lot Line Adjustment Plan
- Abutter's list
- Final Plan Checklist

**Applicant's Presentation**

Nathan Chamberlain from Fieldstone Land Consultants presented the application. The plan is to annex 3.30 acres from parcel 165-13 (which is the site of the Ford dealership) to parcel 165-14, which had a house on it at the time of the survey (but has since been removed) and fronts on Lane Ridge Road. Parcel 165-14 will acquire frontage on Charlestown Road as a result of the reconfiguration.

The purpose of the lot line adjustment is to make a lot that will conform to zoning requirements for the proposed new auto dealership.

The property is in the B-2 zoning district.

The reconfigured parcel 165-14 and parcel 165-13 will be separate lots owned by different entities. The two lots will share drainage facilities and a single access from Charlestown Road, however. Cross easements and a right-of-way will be created for the two lots.

Mr. Osgood said he considered the application to be complete.

**Motion:** To accept the application as complete

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

**Vote:** All in favor

The abutters roll was read and the public hearing opened.

**Public Hearing**

Carol Tyson, abutter at 38 Lane Ridge Road, wanted to know where the new building would be and how Lane Ridge Road would be used. She said there are already three auto dealerships in the area plus the Citgo station with a lot of lighting at night. She felt this much development would lower property values and make it less like a residential district. (Mr. Putnam informed Ms. Tyson that this area is in fact zoned for business. Ms. Tyson claimed to not know that.)

Mr. Wahrlich told Ms. Tyson that many of her questions could be addressed in the next application.

There were no other questions. Mr. Wahrlich closed the public hearing.

There was no further discussion from the Board. Mr. Wahrlich called for a motion.

**Motion:** To approve application #PL 2021-00010 for the annexation of 3.30 acres from parcel 165-13 to parcel 165-14 as shown on survey drawing entitled, "Lot Line Adjustment Plan Tax Map Lots 165-13 & 165-14 ", 155-157 Charlestown Rad & 17 Lane Ridge Road, Claremont, NH prepared for Ford of Claremont, Land of TAG Realty, LLC 155 Charlestown Road, Claremont, NH, Dated May 10, 2021, with no revisions, prepared by Michael D Ploof LLS", with the following conditions:

1. The final minor subdivision shall be completed in substantial conformance with the plan entitled, "Lot Line Adjustment Plan for Ford of Claremont Land of TAG Realty dated May 10, 2021 with no revisions, and with testimony for this application.
2. The applicant shall submit two copies of the approved Minor Subdivision, printed on mylar, to the Planning and Development Office within six months of the date of this approval. The plans shall be suitable for recording at the Sullivan County Registry of Deeds.

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

**Vote:** All in favor

- **(PL2021-00011) Ford of Claremont, 155 Charlestown Road** – Application for site plan approval for construction of a 20,390 SF auto dealership and vehicle maintenance facility at **155 Charlestown Road**. Tax Map 165, Lot 14. Zoning District: B2

Mr. Wahrlich read the public notice and called for the Planner's Report.

### **Planner's Report**

Mr. Osgood read from his staff report.

#### APPLICATION INFORMATION

Application Type:

Site Plan

Location:

155 Charlestown Rd & 17 Lane Ridge Road

Applicant:

Fieldstone Land Consultants PLLC

Property Owner

Ford of Claremont

Zoning District

B-2 Business District

Property Size:

13.24 acres

Existing Improvements and Use:

A house was demolished and the land was filled to a relatively flat site with access to the neighboring Ford Dealership.

Overlay Districts:

None

Previous ZBA Action (since 1995):

A new Ford Dealership was built on one of the existing lots

Further Approvals Required:

Building inspection; curb cuts on Lane Ridge Road; amended access permit for Charlestown Rd; septic system; wetlands impact

HEARING NOTICE

(PL2021-00011) Ford of Claremont, 155 Charlestown Road – Application for site plan approval for construction of a 20,390 SF auto dealership and vehicle maintenance facility at 155 Charlestown Road. Tax Map 165, Lot 14. Zoning District: B2

BACKGROUND

Fieldstone Land Consultants, PLLC, on behalf of their client Ford of Claremont is submitting a Site Plan application for parcels 165-14 at 155 Charlestown Road and parcel 165-14 at 17 Lane Ridge Road.

The intent of the Site Plan is to construct a 20,930-sf automobile dealership. The project will be served by municipal water and an onsite septic system.

Attachments:

- *Staff Memorandum*
- *Site Plan Application*
- *11 by 17 copy of the Site Plan*
- *Abutter's list*

The Board had no questions.

**Applicant's Presentation**

Nathan Chamberlain, Fieldstone Land Consultants, presented the application.

The new dealership will be located on the reconfigured parcel. It will have frontage on both Charlestown Road and Lane Ridge Road. The new dealership will share the Charlestown Road access with the existing Ford dealership. There will be two new access points onto Lane Ridge Road. The upper access will be gated and only used for empty delivery trucks exiting the dealership. The lower access is at the request of the Claremont Fire Department and will be restricted to right turns into the dealership only. They expect 4-5 delivery trucks per month. Most of the vehicles are delivered to the former Jewel Trucking site on Grissom Lane and driven to the dealership from there.

Parking spaces for vehicle storage and customer parking are shown on the plan.

Drainage facilities will be shared with the Ford dealership. Plans will be submitted to NH AOT.

39,000+ SF of wet meadow will be filled in for this project. They are proposing to pay a fee to the State in exchange for the filling.

The applicant is proposing an onsite septic system as the municipal sewer line is too far away to economically connect to.

Pole lighting has been kept to a minimum at the owner's request. It will be downcast and Dark Sky compliant. The security lights will be changed to also be Dark Sky compliant. The lighting plan submitted with the application will be revised to show the change.

Plans for landscaping are limited to the islands within the project site. The residual wet meadow along the frontage will be maintained to prevent vegetation from screening the vehicle displays. The plan also shows something called a "Jeep Mountain", which Mr. Gomes described as a mound of dirt with a Jeep parked on top. He said it, too, will be landscaped.

Mr. Gomes offered to transplant some pine trees that are currently on the Lane Ridge Road lot to the upper boundary of the new dealership lot as a means of providing some sort of screening for abutters, Mr. and Mrs. Tyson ("if they live", Mr. Gomes said, referring to the transplanted trees).

Mr. Gomes said he has the least amount of exterior lighting of any of the other commercial properties in the neighborhood. He said he will keep the lighting level low.

Mr. Gomes said the new dealership will share a dumpster with the Ford dealership, but said he will get a pad site for a dumpster on the new dealership site and show its location on the final plan.

The Board asked Mr. Osgood if the plan was complete. Mr. Osgood asked the Board to go through the site plan criteria first, before determining if the plan is complete. Mr. Osgood read each of the criteria as well as his proposed conditions of approval.

Ms. Matteau asked that entrance and drainage easements be required as an added condition. Mr. Chamberlain had no objections to the request.

Mr. Gomes objected to condition #9 which prohibited mowing of the residual wet meadow. He maintained that he has the right to mow it under DES guidelines.

The board then asked Mr. Osgood if the plan was complete, to which Mr. Osgood replied that it was.

**Motion:** To accept the plan as complete

**Made by:** Ms. Matteau    **Second:** Mr. Pacetti

**Vote:** All in favor

Mr. Kolenda said that on several occasions he has witnessed vehicles being loaded or offloaded in the Charlestown Road right-of-way. He expressed deep concern that

someone will get injured or killed with such a dangerous practice. He asked that a condition be added to prevent it. While Mr. Gomes agreed that the practice should not happen, he said he has no control over it as the parties doing it are not his employees. Mr. Morris didn't feel the Board had jurisdiction over public roads and suggested perhaps signage (No Parking) might help. He said he would pursue it with the Traffic Advisory Committee.

This project had been reviewed by the Technical Review Committee. Relevant issues were discussed and have been incorporated into the Planner's Staff Report.

### **Public Hearing**

The abutters roll was read. Mr. Wahrlich opened the public forum.

Kevin Tyson, abutter at 38 Lane Ridge Road, said he had concerns about lighting. He said the lights from the Toyota dealership shine into their windows. He also expressed concern about Lane Ridge Road. He said it has no paving, sees a fair amount of traffic, and has a daycare at the top. He also expressed concern about the possibility of the drainage facility being overwhelmed and overflowing with contaminated water which could conceivably flow onto his field. The field is hayed by an organic farmer and would be ruined if that happened.

Gary Dickerman, Chair of Conservation Commission, expressed concern about mowing the wet meadows. He acknowledged that wet meadows may be mowed, but only if such mowing does not cause rutting and damage to the root systems of the vegetation. He cited ongoing issues with mowing of the wet meadows in front of the Ford dealership that has left deep ruts in the soil. He said the Conservation Commission had not been given the opportunity to review this project and asked the Board to provide them with that opportunity. He also asked about the compensation for filling in the wet meadow in front of the new dealership.

Mr. Tyson said his fire insurance might be affected if the fire hydrant near his house is moved by this project. Mr. Tyson was assured that no hydrants would be moved, only new ones added at the request of the Fire Chief.

Steve Wood, Vice-Chair of the Conservation Commission, repeated the concern about the mowing of the wet meadows. He asked Mr. Gomes to think about the water that concentrates in the ruts caused by his mowing. He suggested planting low-growing, water-loving vegetation that would preclude the need for mowing.

James Contois, City Councilor and member of the Conservation Commission, read a lengthy list of objections to the filling in of the wet meadow and cited a number of instances in the Master Plan that, in Mr. Contois' opinion, would prevent such practice.

Mr. Chamberlain and Mr. Gomes acknowledge that the wet meadow is a form of wetland, however, they are applying for a permit to fill it in. They maintained that it is a "low-value wetland", that the State will take the money they will pay in exchange (for filling in the wet meadow) and buy a higher-value wetland somewhere else.



They claimed to be unable to move the project further back on the property as was suggested by Mr. Contois.

Ms. Matteau said this area has been zoned for commercial development. The applicants are working with the State to do what needs to be done. She believes the State will do whatever is appropriate.

There were no other public comments. Mr. Wahrlich closed the public hearing.

**Motion:** To approve the site plan proposed in application #PL 2021-00011 for development of a 20,930 SF vehicle dealership with associated maintenance services and parts sales on parcels 165-13 and 165-14 subject to the following conditions:

1. The project shall be completed substantially in accordance with the approved site plan as shown on the plans entitled, "Proj. No. 2527.00", and:
  - a. "Site Plan", sheet SP-1, page 2 of 13, dated May 10, 2021;
  - b. "Grading and Drainage Plan", sheet GR-1, page 5 of 13, dated June 4, 2021;
  - c. "Utility Plan", sheet UT-1, page 6 of 13, dated June 4, 2021;
  - d. "Proposed Sewage Disposal System Plan", sheet 7 of 13, dated June 16, 2021;
  - e. "Lighting Plan", sheet LT-1, page 8 of 13, dated June 4, 2021;
  - f. "Landscaping Plan", sheet LS-1; page 9 of 13, dated June 4, 2021;and testimony provided during the public hearing for said case.
3. The applicant shall obtain all necessary permits as determined by the Local, State, and Federal governments, including but not limited to:
  - a. Amended access permit from NHDOT for Charlestown Road access;
  - b. City of Claremont access permits for access points on Lane Ridge Road;
  - c. NHDES approval for the on-site septic system;
  - d. NHDES approval of wetland impacts;
  - e. City of Claremont sign permits for all proposed new signage.
4. Applicant shall consult with the City Fire Chief to determine the appropriate location and number of fire hydrants as requested during staff review for this project.
5. Approval of this site plan does not constitute approval of the proposed signage as indicated on the plan nor does it constitute approval of the "proposed 'Jeep Mountain'". These items will require separate approvals as deemed appropriate.
6. Upon completion of construction the owner/applicant shall notify the Zoning Administrator and Building Inspector that the project is ready for final inspection. If Planning and Development Department staff determine there are substantial changes to the site development, then the applicant shall submit for Site Plan Amendment.
7. Landscaping shall be maintained in accordance with the approved Landscaping Plan.
8. The location of the dumpster(s) shall be indicated on the site plan.
9. The location of snow storage area shall be indicated on the site plan.
10. The area marked "Delineated Wetlands" for parcel 165-14 on sheet SP-1 shall be maintained in accordance with NHDES guidelines.

11. All exterior lighting shall be downcast and “Dark Sky Compliant”. This may be different from what is shown on the Lighting Plan, Sheet LT-1.
12. This Site Plan is valid for two (2) years from the date of approval. If no action is taken to exercise this Site Plan approval before the two-year deadline, the site plan is no longer valid and must be recertified through the Planning Board.
13. Two (2) copies of the final approved overall Site Plan, printed on mylar and in a form suitable for recording at the Sullivan County Registry of Deeds, shall be provided to the Claremont Planning and Development Department within six (6) months of this approval. Failure to comply with this condition shall constitute a violation of the Site Plan Regulations and appropriate enforcement action shall be taken.
14. Appropriate easements for the shared access and drainage facilities shall be submitted with and be a part of the final site plan.

**Made by:** Ms. Matteau    **Second:** Mr. Morris

**Vote:** All in favor

**B. Public Hearings – Ordinance Changes**

- To consider changes to the **Solar (Zoning) Ordinance**.

Mr. Osgood read the following memo from Director Merrill, outlining the revisions to the ordinance (#583) and Appendix A:

*Legal review of the new solar ordinance identified some inconsistencies with the use chart and the text in the ordinance. We have made changes to the use chart so that it now matches the definitions. The following substantive changes were also made:*

*Accessory residential solar – Delete the word “accessory” from Section 22-807(1) and the use chart. The reason there isn’t a definition for accessory residential solar is that **\*all\*** residential solar is really accessory. It’s never the primary use, because the residential use is the primary use.*

*Carport mounted systems – Deleted subsection (2) from 22-807 and the use chart so that a system mounted on a carport or parking structure is treated the same as a system mounted on any other kind of roof. Carport roofs are the same as other building roofs and all will be treated the same. Language added to the definition of roof-mounted system to say that systems on the roof of a carport or other parking structure are also “roof-mounted.”*

*Industrial or Utility - The smaller systems were regulated by both kw/MW and acres, and the larger ones sometimes just acres. That is fine, of course, so long as everyone understands what happens if a system fits into the industrial or utility category (because of acreage) but is over 30MW. Is it a solar power generation station no matter the size (up to 150 acres) if it is over 30MW? A change was made to indicate this in the definitions for industrial and utility, by putting “up to 30 MW” in both. The goal is to eliminate, as much as possible, anything people can argue about during the application process.*

**Motion:** To accept the revisions to the Solar Ordinance as presented and to recommend adoption of them by the City Council

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

**Vote:** All in favor.

Ordinance #583 and Appendix A are attached to these minutes as Attachments A and B.

**VI. Reports of officers and committees**

There were no reports.

**VII. Reading of communications directed to the board**

There were no communications for the Board.

**VIII. Other Business; Public Comment**

There was no other business to discuss and no public comments.

**IX. Adjournment**

**Motion:** To adjourn the meeting

**Made by:** Ms. Matteau      **Second:** Mr. Pacetti

**Vote:** All in favor

The meeting adjourned at 9:06 PM.

Respectfully submitted,  
*deForest Bearse*  
Resource Coordinator

**CITY OF CLAREMONT – IN THE YEAR TWO THOUSAND AND TWENTY ONE**

**ORDINANCE #583**

**SOLAR ORDINANCE**

**The City of Claremont Ordains:**

Pursuant to New Hampshire RSA 675:2 and RSA 674:17(I)(j), the Claremont City Code is hereby amended by adding a section to be numbered Article X of Chapter 22 as follows:

**Section 1. Solar Ordinance**

**Sec 22-800. Vision.**

Claremont will be a resilient, energy efficient community able to adapt to and mitigate the effects of local, regional and global changes by creating and implementing comprehensive, sustainable and regenerative energy policies for all. (From the Claremont 2017 Master Plan)

**Sec 22-801. Authority and Purpose.**

This solar collection system ordinance is enacted in accordance with RSA 674:17(I)(j) and the purposes outlined in RSA 672:1-III-a as amended. The purpose of this ordinance is to:

- Accommodate solar energy collection systems and distributed generation resources in appropriate locations, while protecting the public's health, safety and welfare.
- Regulate the implementation of solar energy systems in accordance with the recommendations stated in the Energy Chapter of the Claremont Master Plan;
- Promote environmental sustainability while respecting the characteristics and landscape of Claremont
- Support the State of New Hampshire's goal of developing clean safe, renewable energy resources as provided for in the statutes referenced above.

The City intends to facilitate the State and National goals of developing clean, safe, renewable energy resources in accordance with the enumerated polices of NH RSA 374-G and 362-F that include national security, economic and environmental sustainability.

**Sec 22-802. Definitions.**

- (1) **Solar Access** – Space open to the sun and clear of overhangs or shade so as to permit the use of active and/or passive solar energy systems on individual properties.

- (2) **Building Integrated Photo Voltaic (BIPV) Systems-** A solar energy system that consists of integrating photo voltaic modules into the building structure, such as solar shingles on the roof or the facade and which does not alter the relief of the roof.
- (3) **Collective Solar** – Solar Installations owned collectively through subdivision homeowner associations, co-housing, other similar arrangements.
- (4) **Net Metering** – A billing mechanism authorized by NH RSA 362-A and corresponding regulations, which credits solar customers for surplus electricity that they generate and deliver back to the grid, and which allows these customers to pay only for their net electricity usage during the applicable billing cycle.
- (5) **Qualified Solar Installer** – A NH licensed electrician who has specialized knowledge and corresponding skills related to the installation, construction, and operation of solar electrical equipment, and who has received safety training on the hazards involved with solar installation.
- (6) **Rated Nameplate Capacity** – Maximum rated alternating current (“AC”) output of solar collection system based on the design output of the solar system.
- (7) **Solar Collection System – (or “solar energy system”)** Includes all equipment required to harvest solar energy to generate electricity. The Solar Collection System includes storage devices, power conditioning equipment, transfer equipment, and parts related to the functioning of those items. Solar Collection Systems include only equipment up to (but not including) the stage that connection is made to the utility grid or site service point. A Solar Collection System may be allowed by right or authorized by a Conditional Use Permit.
- (8) **Solar Energy** – Radiant energy provided by the sun that can be collected in the form of heat or light by a solar collector.
- (9) **Solar Land Coverage** – is defined exclusively for the purposes of calculating the footprint of the land area occupied by the components of a solar array. The Solar Land Coverage is the land area that encompasses all components of the solar collection system including but not limited to mounting equipment, panels and ancillary components of the system. This definition does not include access roads or fencing and is not to be interpreted as a measurement of impervious surface as it may be defined in this ordinance.
- (10) **Solar Skyspace Easement** – A recorded easement pursuant to NH RSA 477:51 sufficient to create a Solar Skyspace easement. (See **Appendix B**)
- (11) **Solar Storage Battery** – A device that reserves energy for later consumption that is charged by a connected solar connection system.

- (12) **Solar Thermal Systems** - System converts solar radiation to thermal energy; system directly heats water or other liquid using sunlight; used for such purposes as space heating, cooking, domestic hot water and heating pool water.

#### **LOCATION**

- (13) **Roof Mount** - A solar collection system that is structurally mounted to a roof or attached to a building (including carports and other parking structures). The system shall be no taller than 5 feet above the ridge line of the roof and shall not extend beyond the building footprint more than 5 feet. The system may include limited accessory equipment that is ground-mounted. For purposes of calculating array sizes or solar land coverage under the solar definitions in this section, roof or building mounted portions shall not be included if the system is made up of both roof or building and ground mounted systems. The building inspector will require information demonstrating that the roof or building can support the solar energy system, deadload and uplift calculations with additional supports if necessary.
- (14) **Ground Mount** – A solar collection system and associated mounting hardware that is affixed to or placed upon (such as ballasted systems) the ground including but not limited to fixed, passive or active tracking racking systems.

#### **USE DEFINITIONS**

- (15) **Residential Solar** - Any ground mounted or roof mounted solar collection system primarily for on-site residential use, and consisting of one or more free-standing, ground or roof mounted, solar arrays or modules, or solar related equipment, intended to primarily reduce on-site consumption of electric utility power and with a rated nameplate capacity of 10 kW AC or less and that is less than 500 square feet solar land coverage.
- (16) **Electric Utility** – A company in the electric power industry that engages in electricity generation and distribution for sale generally in a regulated market.
- (17) **Agriculture Solar (Accessory)** - A solar energy system for on-site agricultural use consisting of one or more ground-mounted or roof/building-mounted solar arrays or modules, or solar related equipment. It shall be intended to reduce on-site consumption of utility power and without a limit to the rated nameplate capacity or solar land coverage, provided the existing agricultural use is preserved.
- (18) **Agriculture Solar (Primary)** - A mixed use of property for a solar energy system and agricultural use. The solar energy system is designed to primarily serve off-site uses and consisting of one or more ground-mounted solar arrays or modules, or solar related equipment, regardless of the rated nameplate capacity and solar land coverage, provided the existing agricultural use is preserved at the time of installation.
- (19) **Community Solar** – Local solar facility shared by multiple residential community subscribers who receive credit on their electric bills. The system is intended to reduce

on site consumption of utility power and consists of one or more free-standing, ground mounted solar collection systems regardless of nameplate capacity that is up to 100 kW AC and that is less than 1 acre of solar land coverage.

- (20) **Commercial Solar** - A use of land that consists of one or more free-standing, ground mounted, solar energy systems regardless of rated nameplate capacity and solar land coverage. Solar energy system shall be authorized by Conditional Use Permit (CU) as a principal use.
- a. **Commercial Solar (Accessory)** - A solar energy system for on-site commercial use, and consisting of one or more free-standing, ground or roof/building-mounted, solar arrays or modules, or solar related equipment, intended to reduce on-site consumption of utility power. This commercial solar capacity will be up to 100 kw AC and have 1 acre or less of solar equipment coverage.
  - b. **Large Commercial Solar** - A use of land that consists of one or more free-standing, ground mounted solar collection systems with a rated nameplate capacity of between 100 KW AC and 5 MW AC that is between 1 and 25 acres in solar land coverage.
  - c. **Industrial Solar** - A use of land that consists of one or more free-standing, ground mounted solar collection systems up to 30 MW nameplate capacity that is between 25 acres and 50 acres in solar land coverage.
  - d. **Utility Solar** - A use of land that consists of one or more free-standing, ground mounted solar collection systems up to 30 MW nameplate capacity that is over 50 acres in solar land coverage.
  - e. **Solar Power Generation Station** - Any solar collection system that is over 30 MW AC in nameplate capacity. In no case shall a Solar Power Generation Station exceed 150 acres.
- (21) **Shared Solar** - A solar energy system that serves residences and/or commercial/industrial structures situated on two or more contiguous lots. The system is considered accessory to the uses on each of the lots that it serves.

**Sec 22-803. Solar Energy System Requirements.**

- (1) **Setbacks** - All solar energy systems, including the panels, shall be considered structures and shall comply with building setback requirements in accordance with the Dimensional and Density Requirements, as applicable, unless modified elsewhere in this Ordinance. For tracking systems, the setback shall be measured from the point and time where the array is closest to the lot line. No portion of a system may cross into the setback.
- (2) **Solar Panel Locations** – Ground mounted solar systems are not allowed in Residential front yards and Viewsheds as defined in Sec 22-803(15).
- (3) **Height** - For roof or building-mounted systems located in any residential zoning districts, the maximum height for any part of the system is five (5) feet above the ridge of the roof

or five (5) feet above the highest part of the roof where there is no ridge. The maximum height for a ground-mounted system shall comply with the height restrictions in accordance with the requirements of the underlying district, as applicable, unless modified elsewhere in this Ordinance.

- (4) **Glare** - Solar energy systems shall be sited in a manner that will minimize impact due to glare or reflected heat on neighboring or adjacent structures.
- (5) **Signs** - All signs are prohibited, except for manufacturer identification, contact information for the owner/operator and proper warning signs. All shall meet the Claremont Sign Ordinance.
- (6) **Code Compliance** - The solar energy system shall comply with all applicable sections of the International Building Code, National Electric Code, National Fire Protection Association 1, as amended by the State of New Hampshire. Appropriate signage alerting the presence of roof mounted photovoltaic panels is required.
- (7) **Visual Impacts** - It is inherent that solar energy systems may pose some visual impacts due to the size and/or number of arrays in a particular installation. It is the responsibility of the applicant to minimize the visual impacts for surrounding neighbors and the community. Visual impacts are to be addressed in the Conditional Use Permitting Process.
- (8) **Lot Coverage** - Ground-mounted solar energy systems shall be considered as part of the maximum required lot coverage limitations and shall not be considered impervious surface. Impervious surface limitations as related to stormwater management for solar energy systems shall be addressed in accordance with applicable provisions of the Site Plan Review Regulations.
- (9) **Landscaping** - The following landscaping requirements shall apply to commercial and agricultural (primary) solar energy systems constructed under this ordinance.
  - a. Solar energy systems shall, where practical, be landscaped with a buffer of plant materials that effectively screens the view of the solar system compound from adjacent streets and residential property. The standard buffer shall consist of a landscaped strip at least ten (10) feet wide outside the perimeter of the compound. Natural vegetation is preferred.
  - b. In locations where the visual impact of the system would be minimal, the landscaping requirement may be reduced or waived entirely.
  - c. Existing mature tree growth and natural landforms on the site shall be preserved to the maximum extent possible.
- (10) **Noise** - Noise levels at the property line shall be in accordance with the Noise Control requirements, Article II, Sections 11-27, 11-33 & 11-35 of the Claremont City Code.



- (11) **Stormwater** - Ground mounted systems that are required to secure a New Hampshire Department of Environmental Services Alteration of Terrain (AoT) Permit in accordance with NH RSA 485: 17 shall secure such permit accordingly.
  - a. A permit issued by NH DES shall be incorporated by reference into the final City approval and shall be enforceable by the City in accordance with the Zoning Ordinance.
  - b. No further local review of stormwater and erosion control shall be required where a project is required to secure the NH DES AoT Permit.
  - c. All ground mounted systems shall be constructed in accordance with Best Management Practices for erosion and sedimentation control during the pre-construction, construction and post- construction restoration period.
  - d. Post construction: For purposes of enhancing natural stormwater management, site conditions and plantings post-construction shall include restoration of those areas of soil compaction to natural conditions. Plantings shall be native species and are recommended to become a beneficial habitat to song birds, pollinators and/or foraging species in order to maintain a healthy surface and subsurface habitat that can attenuate stormwater on the site.
- (12) **Lighting** - On-site lighting shall be minimal and limited to access and safety requirements only. All lighting shall be downcast and shielded from abutting properties in accordance with Claremont Lighting requirements.
- (13) **Roads** – New access roads to Solar projects shall meet the minimum requirements of the current NH Department of Transportation Standard Specifications for Road and Bridge Construction and, in addition to any review required for the solar installation, shall be reviewed and approved by the City Department of Public Works and/or a contracted Engineering firm.
- (14) **Screening** –
  - a. A device or materials used to conceal one (1) or more elements of a site from other elements or from adjacent or contiguous sites. Screening may include one (1) or a combination of the following materials of sufficient mass to be opaque or which shall become opaque after twelve (12) months and which shall be maintained year-round in an opaque condition: walls, fences, berms or plantings.
  - b. All applications shall include a plan demonstrating how the proposed ground-mounted solar installation will be incorporated into the local landscape so that effective screening is provided along public ways and from abutting views. The use of evergreens is recommended. The use of existing or created topography is encouraged to reduce visual impacts.
- (15) **Viewsheds** – A geographical area of exceptional views from any public land or public right of way. Viewsheds include scenic landmarks identified in the Claremont Master

Plan, and may include ridgelines like the East Green Mountain Road, Foisey Hill, Arrowhead, and Bible Hill ridgelines.

- (16) **Viewshed Visibility Analysis** -- An analysis conducted using a GIS tool that shows the level of visibility the commercial solar collection system would have from multiple locations. This analysis may be required by the Planning Board as outlined in section 22-808.
- (17) **Ridge Line Protection** – Solar arrays may not be placed along natural topographical ridgelines that are prominently visible from public land, public waterway or public right of way; such ridgelines do not have a topographical backdrop so that the sky is visible beyond the ridge.

**Sec 22-804. Applicability.**

- (1) **General** - Any person seeking to construct or to carry out a commercial, commercial (accessory), agricultural (primary), or shared solar energy system shall apply to the Planning Board for Site Plan Review in accordance with the requirements set forth in the Claremont Site Plan Review Regulations. In addition, such applicant shall submit the information required in this Ordinance.
- (2) **Building Permit** - No solar energy system shall be erected, constructed, or installed without first receiving a building permit from the building inspector. Furthermore, a building permit shall be required for any physical modifications to an existing solar energy system.

**Sec 22-805. Table of Uses Permitted.**

**See Appendix A**

- P = Use permitted by right with building and electrical permit.
- CUP = Use permitted by Conditional Use Permit.
- X, or Blank = Use prohibited.

**Sec 22-806. Additional Permitted Sites.**

Solar Collection Systems of any size may be allowed on the following sites:

- Water Treatment Plants: Parcel 84-18
- Wastewater Treatment Plant: Parcel 80-4
- Transfer Station / Capped Landfill: Parcels 137-17 & 149-1
- School Facilities: As allowed by the school system
- Active Recreation Fields and City Parks: As allowed by the Parks & Recreation Department.

**Sec 22-807. Specific Solar System Requirements and Exemptions.**

- (1) All ground-mounted Residential Solar systems shall be located in rear yard between the primary structure and rear lot line.
- (2) Roof Mounted solar collection systems of any size are permitted in all zones without a conditional use permit except within the Historic District.

**Sec 22-808. Solar Collection System Conditional Use Permit.**

Requirements for granting a Conditional Use Permit. In addition to the requirements laid out in Section 22-803 of this ordinance, the following conditions must be met:

- (1) **Conditional Use Permit Criteria - Standards of Review:** Following a fully noticed public hearing on the proposed use, the Planning Board may issue a Conditional Use Permit if it finds, based on the information and testimony submitted with respect to the application, that:
  - a. The use is specifically authorized as a conditional use;
  - b. The development in its proposed location will comply with all applicable requirements of this ordinance and the Site Plan Regulations not otherwise covered in this section, as well as specific conditions established by the Planning Board.
  - c. The use will not materially endanger the public health or safety;
  - d. Results of the viewshed analysis (which the Planning Board may require due to potential visual impacts to the surrounding community or viewshed) demonstrate to the satisfaction of the Planning Board that the proposed visual impact and the applicant's proposed screening and/or mitigation plan will not have an unreasonable adverse impact upon a Viewshed as defined in Section 22-803(15).
  - e. Required screening shall be maintained during the operative lifetime of the Solar Collection System Conditional Use Permit and shall not adversely impact ecological systems.
  - f. In granting a conditional use permit pursuant to this section, the Planning Board may impose any reasonable conditions or restrictions deemed necessary to carry out the intended purpose of this ordinance.
- (2) **Site Plan Review Regulations Applicable** - The specific requirements for a Conditional Use Permit in this ordinance shall pre-empt any similar requirement in the Site Plan Review Regulations.
- (3) **System Layout** - The applicant shall provide to the Planning Board the following information as part of its conditional use application:
  - a. A detailed sketch or plan showing the installation area of the site.

- b. A detailed sketch of any land clearing or grading and roads required for the installation and operation of the system.
- c. The location of all equipment to be installed on site including utility connection point(s) and equipment. To the maximum extent practical all wiring associated with the utility connection shall be underground.
- d. All equipment locations, except for utility connections, shall comply with required setbacks.

**(4) Equipment Specification**

- a. All proposed equipment or specifications must be included with the application.
- b. Such information can be supplied via manufacturer's specifications or through detailed description.

**(5) Emergency Response**

- a. The plan shall provide details on emergency access to the site, and the City shall be provided with explicit instructions for how emergency vehicles are to access the site in the event of an emergency.
- b. A narrative or manual for municipal Fire Department and Electric Utility detailing response guidance and disconnection locations necessary for fire response shall be provided.
- c. Additional industry guidance documents that provide information about safety procedures for specific equipment on site shall be provided as needed to ensure adequate public safety.
- d. Contact information for the solar collection system owner/operator shall be posted on site at the access way and provided to the municipality and updated promptly.

**(6) Natural Resource Impacts and Buffers**

- a. Solar collection systems shall be visually screened through the preservation of existing vegetation or through a landscaped buffer in accordance with the following:
  - i. Plan: The buffering plan shall indicate the location, height and spacing of existing vegetation to be preserved and areas where new planting will be required.
  - ii. All solar systems shall have a reasonable visual buffer as required in this ordinance and in the site plan review regulations from public ways and neighboring commercial/residential uses based on the viewsheds, contours of the land and abutting land uses.

- iii. Areas that are within a Viewshed as defined in Section 22-803(15) shall include additional reasonable mechanisms to mitigate from a continuous and uninterrupted view of the system.
- b. Aesthetics. In determining whether a proposed solar collection system will have an unreasonable adverse effect on aesthetics, the Planning Board shall consider:
  - i. The evaluation of the overall daytime and nighttime visual impacts of the proposed system as described in the viewshed visibility analysis submitted by the applicant (if required by the Planning Board) and other relevant evidence submitted;
  - ii. The extent to which the proposed system would be a dominant and prominent feature within a natural or cultural landscape of high scenic quality or as viewed from scenic resources of high value or sensitivity; and
  - iii. The effectiveness of the measures proposed by the applicant to avoid, minimize, or mitigate unreasonable adverse effects on aesthetics, and the extent to which such measures represent best practical measures.
  - iv. Areas that are within a Viewshed as defined in Section 22-803(15) shall include additional reasonable mechanisms to mitigate from a continuous and uninterrupted view of the system.
- c. Fencing shall be installed by the applicant if required by the Planning Board, Building Code, Electric code, or the Electric Utility. Additional security or fencing may be required if the location of the system presents a safety concern for abutting land uses.
- d. Agriculture Solar (Primary) should minimize impacts to farmland activities and Prime Farmland Soils (as defined and delineated by soil survey and definition of NH Natural Resource Conversation Service). Dual use arrangements (solar and farming activities) are encouraged where practical. The applicant should minimize impacts to highest ranked habitat of the NH Wildlife Action Plan.
- e. Land Clearing
  - i. Land clearing shall be limited to what is necessary for the installation and operation of the system and to insure sufficient all-season access to the solar resource given the topography of the land.
  - ii. Following construction, cleared land areas must be restored with native species that are consistent with the use of the site as a solar collection system (such as slow growth or low ground cover) and that do not negatively affect the ecosystem.

- iii. Erosion control measures during construction shall be detailed as required in accordance with Best Management Practices.
- f. Additional Requirements for Large Commercial, Industrial and Utility (LC/I/U) Solar:
  - i. A detailed pre-construction and post-construction plan identifying existing vegetation and areas to be cleared with specific identification of locations of buffer areas adjacent to neighboring uses and public ways.
  - ii. LC/I/U systems that disturb more than 10 acres of previously undisturbed land shall provide a natural resource inventory that details site conditions and habitat and mitigation efforts to reduce impacts to important species and habitat.
  - iii. Efforts and practices that can provide for a dual use of the site should be explored if feasible and encouraged where appropriate.
  - iv. The applicant shall demonstrate effective stormwater infiltration along with erosion control measures and soil stabilization.

**(7) Electrical Requirements**

- a. All systems not connected to the grid shall comply with state and local building codes.
- b. Grid-tied systems shall file a copy of a final approved interconnection with the municipality prior to operation of the system.

**(8) Glare**

- a. The applicant must provide a statement detailing potential significant glare onto abutting structures and roadways, including the interaction of sun to panel angle at all times of year and from all visibility locations.
- b. Based on the above information, the Planning Board may require reasonable mitigation. Mitigation may include adjustment of angle of panels, securing details on the anti-reflective nature of the panel coating, requiring anti-reflective coatings, or any additional specific screening to minimize resulting impacts.
- c. A glare analysis, demonstrating that there are no adverse impacts to the Claremont Municipal Airport shall be required to be submitted to the City for solar installations exceeding one-half acre and within two nautical miles of the Runway 11-29 ends.
- d. Mitigation through anti-reflective coatings shall have a refractive index equal to or less than 1.30.

**(9) Noise**

- a. The applicant must provide estimates of any equipment noise on the site based on equipment specification materials (such as inverters).
- b. Noise levels at the property line shall be in accordance with the municipal noise ordinance or at reasonable levels given the location of the facility with due consideration to the surrounding land uses and zone.

**(10) Stormwater**

- a. See Section 22-803 for Ground mounted systems that are required to secure a New Hampshire Department of Environmental Services Alteration of Terrain (AoT) Permit.
- b. Ground mounted systems not requiring NH DES AoT Permit. Where a ground mounted system does not require an AoT permit the following shall apply:
  - i. Ground mounted systems that require land clearing and grubbing of mature forested cover to accommodate more than 30% of the solar land coverage area, provided such area of clearing and grubbing is also larger than 1 acre, the proposed system shall include a management plan for stormwater that is directly related to the impact of the solar collection system.
  - ii. Ground mounted systems where the solar land coverage area is larger than 1 acre and located on slopes of greater than 5% shall include a stormwater management plan for the land area impacted by the ground mounted system.
- c. The stormwater management plan shall include the following.
  - i. The stormwater study shall take into account the nature of the solar panel installation and how the spacing, slope and row separation can enhance infiltration of stormwater. Percolation tests or site-specific soil information may be provided to demonstrate recharge can be achieved without engineered solutions.
  - ii. Additional information, if required by the City Planning and Development Department or the Planning Board, shall calculate potential for concentrated flows of runoff due to the panels, slope, soil type and the impacts of other true impervious areas (such as equipment pads and roadways).

- (11) Abandonment and Decommissioning** - Solar Collection Systems shall be deemed to be abandoned if operations have discontinued for more than 6 months without written consent of the municipality (such as for reasons beyond the control of the owner/operator). The operator shall inform the City's Planning and Development Office within one week of the date on which the system is shut down or otherwise

rendered inoperable. An abandoned system shall be removed and the site restored within 6 months of abandonment.

**(12) Bonding and Security Insurance** - In recognition of the hazards presented by abandoned and unmonitored commercial or agriculture (primary) solar energy systems, the Planning Board shall set the form and amount of security that represents the cost for removal and disposal of such abandoned facilities in the event that such facility is abandoned and the owner thereof is incapable and unwilling to remove the facility in accordance with Section 22-808(11). The Planning Board shall also require the applicant to submit proof of appropriate liability insurance with respect to the proposed solar energy system, prior to the construction of system.

**Sec 809. Appendix A – Solar Ordinance Use Location Spreadsheet  
Appendix B – Form of Solar Skyspace Easement**

**Sec 810. Reserved.**

**Section 2. Effective Date.**

This Ordinance shall take effect immediately upon passage.

Introduced and passed on first reading \_\_\_\_\_ 2021.

Adopted by the Claremont City Council on \_\_\_\_\_, 2021.

\_\_\_\_\_  
Andrew O’Hearne

\_\_\_\_\_  
Nicholas Koloski

\_\_\_\_\_  
James Contois

\_\_\_\_\_  
Jonathan Stone

\_\_\_\_\_  
Debora Matteau

\_\_\_\_\_  
Erica Sweetser

\_\_\_\_\_  
Dale Girard

\_\_\_\_\_  
Allen Damren

\_\_\_\_\_  
Mayor Charlene Lovett



Attest: \_\_\_\_\_  
Clerk to the Council

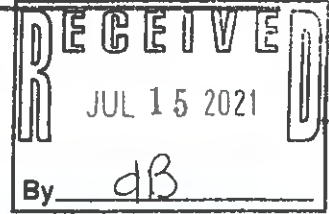




# Administrative Waiver Application

Planning and Development  
14 North Street  
Claremont, NH 03743  
P: (603) 542-7008  
F: (603) 542-7033  
EMAIL: visitor@claremontnh.com

Address of Project 59 old church Rd.  
Map 105 Lot 16 Zone R1  
Floodplain District  Streambank District   
Historic District  Airport District



### Disclaimer

Acceptance of the application for site plan review waiver does not guarantee that the application will be granted.

### Owner Information—Who is the current owner of the parcel?

Name Lumen Gentium Group Address 59 old church Road Phone # 603-543-3400

City/State Claremont Zip Code NH E-Mail NECA\_office@yahoo.com

### Applicant Information—If the applicant is not the owner

Company Name River Bank church Contact Person for this Project Frank Vitale

Name Frank Vitale Address 10 Box 5306 Phone # \_\_\_\_\_

City/State West Lebanon Zip Code NH E-Mail FrankV@riverbankchurch.com

### Owner Signature

Applicants are advised that the making of a false statement on this form is a criminal offense. I understand that I am responsible to ensure that all construction or other work will be completed in accord with all Federal, State, and Local Laws, code, and ordinances. The statements in this application and supporting documents are true to the best of my knowledge. I also certify that this waiver will not adversely affect public health, safety, welfare, or adjoining property values.

Owner Signature: [Signature] Date: 7/15/2021

### Description of Changes to Use or Site (Attach Supporting Documentation)

change of use from a school to a church. There will be no change to the exterior of the building, parking on the size of the structure.

### A Waiver is Requested from the Following Sections:

planning Board Site plan Review

### Authority

As per Article VII of the Site Plan Review Regulations, applications for site plan review may be waived by the zoning officer for 1) a change of use where there is to be no addition to the gross building area and the additional impact is believed to be minimal; or 2) the filling of areas of one-fourth ( 1/4 ) acre or less; or 3) building additions where the additional floor area totals less than ten (10) percent of the existing gross area and the additional impact is believed to be minimal.

### Decision

ISSUED  Sent to Planning Board

Signature of Zoning Administrator : \_\_\_\_\_ Date: \_\_\_\_\_

**NOTICE OF DECISION  
CLAREMONT PLANNING BOARD**

**COPY**

**RE:** Case No. PL 2021-00011 – Site Plan Application

**DATE:** July 16, 2021

**Property Owner:** Tag Realty LLC  
Lane Ridge Realty  
**Applicant:** Ford of Claremont  
**Agent:** Fieldstone Land Consultants PLLC  
**Property Address:** 17 Lane Ridge Road  
155 Charlestown Road  
**Parcel Tax ID:** Tax Map 165, Lots 13 and 14  
**Zoning:** Business Two (B2)  
**City Services:** Municipal water; onsite septic system

The Claremont Planning Board at its meeting of July 12, 2021 and after due public hearing duly noticed, completed its consideration of the application for Site Plan Approval of the property located at 17 Lane Ridge Road and 155 Charlestown Road and shown as Tax Map 165, Lots 13 and 14, lying in the Business Two (B2) zoning district.

The Claremont Planning Board **APPROVED** the site plan with the following conditions:

1. *The project shall be completed substantially in accordance with the approved site plan as shown on the plans entitled, "Proj. No. 2527.00", and:*
  - a. *"Site Plan", sheet SP-1, page 2 of 13, dated May 10, 2021;*
  - b. *"Grading and Drainage Plan", sheet GR-1, page 5 of 13, dated June 4, 2021;*
  - c. *"Utility Plan", sheet UT-1, page 6 of 13, dated June 4, 2021;*
  - d. *"Proposed Sewage Disposal System Plan", sheet 7 of 13, dated June 16, 2021;*
  - e. *"Lighting Plan", sheet LT-1, page 8 of 13, dated June 4, 2021;*
  - f. *"Landscaping Plan", sheet LS-1; page 9 of 13, dated June 4, 2021;*  
*and testimony provided during the public hearing for said case.*
2. *The applicant shall obtain all necessary permits as determined by the Local, State, and Federal governments, including but not limited to:*
  - a. *Amended access permit from NHDOT for Charlestown Road access;*
  - b. *City of Claremont access permits for access points on Lane Ridge Road;*
  - c. *NHDES approval for the on-site septic system;*
  - d. *NHDES approval of wetland impacts;*
  - e. *City of Claremont sign permits for all proposed new signage.*
3. *Applicant shall consult with the City Fire Chief to determine the appropriate location and number of fire hydrants as requested during staff review for this project.*

**NOTICE OF DECISION**

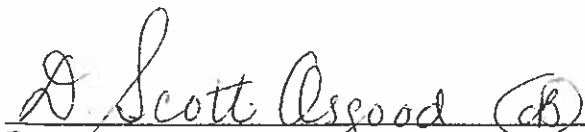
**CLAREMONT PLANNING BOARD**

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**RE:** Case No. PL 2021-00009 – Lot Line Adjustment  
**DATE:** July 16, 2021

**Property Owner:** Green Knoll  
**Applicant:** Thomas/Patrick Dombroski  
**Agent:** Same as applicant  
**Property Address:** 181 South Street  
**Subject Property:** Tax Map 132, Lot 151  
**Zoning:** City Center Residential One (CR1)

The Claremont Planning Board at its meeting of July 12, 2021 and after due public hearing duly noticed, completed its consideration of the application for a lot line adjustment of the property located 181 South Street and shown as Tax Map 132, Lot 151, lying in the City Center Residential One (CR1) zoning district. The Claremont Planning Board **DENIED** the application without prejudice.

  
\_\_\_\_\_  
D. Scott Osgood, City Planner, Planning & Development Department

In accordance with NH RSA 676:5, III, any person aggrieved by any decision of the planning board related to subdivision or site plan review, based upon the terms of the zoning ordinance or upon any construction, interpretation or application of the zoning ordinance, which would be appealable to the board or adjustment if it had been made by the administrative officer, may appeal to the board of adjustment. In accordance with NH RSA 677:15, I, any person aggrieved by any decision of the Planning Board concerning a plat or subdivision plan may present to the Superior Court a petition setting forth that such decision is illegal or unreasonable in whole or in part and specifying the grounds upon which the same is claimed to be illegal or unreasonable. Such petition shall be presented to the court within 30 days after the date on which the board voted to approve the application, unless the planning board decision is appealable to the board of adjustment pursuant to RSA 676:5, III, in which case the provisions of RSA 677:15, I-a shall apply.

**NOTICE OF DECISION  
CLAREMONT PLANNING BOARD**

**COPY**

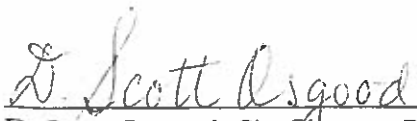
**RE:** Case No. PL 2021-000010 – Lot Line Adjustment  
**DATE:** July 16, 2021

**Property Owner:** TAG Realty LLC (165-13)  
Lane Ridge LLC (165-14)  
**Applicant:** Ford of Claremont  
**Agent:** Fieldstone Land Consultants  
**Property Address:** 155 Charlestown Road and 17 Lane Ridge Road  
**Parcel Tax ID:** Tax Map 165, Lots 13 and 14  
**Zoning:** B-2  
**City Services:** Municipal water; onsite septic system

The Claremont Planning Board at its meeting of July 12, 2021 and after due public hearing duly noticed, completed its consideration of the application for a lot line adjustment, transferring 3.30 acres of land from parcel 165-13 at 155 Charlestown Road to parcel 165-14 at 17 Lane Ridge Road. Both properties lie in the Business Two (B-2) zoning district.

The Claremont Planning Board **APPROVED** Lot Line Adjustment with the following conditions:

1. The final minor subdivision shall be completed in substantial conformance with the plan entitled, "Lot Line Adjustment Plan for Ford of Claremont Land of TAG Realty dated May 10, 2021 with no revisions, and with testimony for this application.
2. The applicant shall submit two copies of the approved Minor Subdivision, printed on mylar, to the Planning and Development Office within six months of the date of this approval. The plans shall be suitable for recording at the Sullivan County Registry of Deeds.

  
\_\_\_\_\_  
D. Scott Osgood, City Planner, Planning & Development Department

In accordance with NH RSA 676:5, III, any person aggrieved by any decision of the planning board related to subdivision or site plan review, based upon the terms of the zoning ordinance or upon any construction, interpretation or application of the zoning ordinance, which would be appealable to the board or adjustment if it had been made by the administrative officer, may appeal to the board of adjustment. In accordance with NH RSA 677:15, I, any person aggrieved by any decision of the Planning Board concerning a plat or subdivision plan may present to the Superior Court a petition setting forth that such decision is illegal or unreasonable in whole or in part and specifying the grounds upon which the same is claimed to be illegal or unreasonable. Such petition shall be presented to the court within 30 days after the date on which the board voted to approve the application, unless the planning board decision is appealable to the board of adjustment pursuant to RSA 676:5, III, in which case the provisions of RSA 677:15, I a shall apply.