

**Present:** Patty Chaffee – Chair (remote); Alan Putnam – Vice Chair (remote); Alissa Bascom; Keith Weed; Richard Carter; Gabe Bailey

**Alternates:** Rosie Smith-Hull and Lenny Ostasiewski

**Absent:** Bill Rescsanski

**Staff:** Liz Emerson

**Public:** Rachel & Dale Wilson, Barbara Lumbr, Mick Cammock, Doug Campbell, Lisa Lashway, James Carter and Roselyn Caplan

Patty Chaffee called the meeting to order at 7:00pm.

**Approval of minutes of 08/16/2022:**

Motion by Ms. Bascom to accept the August 16, 2022 minutes as submitted, seconded by Mr. Carter.

By roll call: Chaffee – aye; Bascom – aye; Weed – aye; Carter – aye; Putnam – aye; and Bailey – abstain; 5-0-1, motion approved.

**Agenda Review:** none

**Applications:**

**1. 2022-SPFP-004: WRBOS LLC (Owner) Mike Cammock & Doug Campbell (Agents):**

request final site plan review for a change in use from a daycare to 8 residential units; the property identified as Map 102 Lot 001 and is located at 402 Old Claremont Rd in the Mixed- use (E) Zoning District.

Mike Cammock explained that he believes this is a good opportunity to provide more housing in Town. The main structure of the property used to be 10 motel rooms. The intention is to take the portion which was sectioned off as a daycare and renovate it into 8 residential units.

Motion by Mr. Bailey to accept the application as complete, seconded by Mr. Weed.

Discussion:

In response to a question from Ms. Bascom regarding signage descriptions, Ms. Chaffee explained that sign permits are not part of the site plan. This will be part of a supplementary document. Lighting can be addressed later in the meeting.

6-0-0, motion approved.

In response to a question from Ms. Bascom, Ms. Emerson explained that the site was previously disconnected from an old septic system and a new one was created which can sustain 43 people.

In response to a question from an abutter, Mr. Cammock stated that the planned occupancy is much less than the maximum allowance. There are currently two residential apartments on either side of the building. These units will be targeted to single, working professionals. The intention is to have approximately ten residents in these units. Traditional 12-month term leases will likely be pursued. The standard practice is to complete a few types of basic background checks and employment checks on applicants. Every one of the residents will likely have a vehicle, and the intention is to include one extra parking space on the property.

One abutter expressed concern regarding consistency of the residents. Mr. Cammock stated that short-term rentals are not things he pursues. He is seeking professional working tenants, and all will be screened.

Lisa Lashway, current owner of the property, voiced her support for this project.

Motion by Mr. Carter to accept the application as final, seconded by Mr. Bailey.

By roll call: Chaffee – aye; Putnam – aye; Bascom – aye; Weed – aye; Carter – aye; Bailey – aye; Smith-Hull – aye; and Ostasiewski – aye; 8-0-0, motion approved.

**Continued Business:**

**1. 79-E Map**

The Board agreed to table discussion on this item to a future meeting.

**New Business:** None

**Administration:** None

**Communications:**

Ms. Emerson stated that she asked DES about regulations for C & D waste. It has to be brought to a licensed facility. Asbestos can still exist in some of this waste, even if said to be removed. DES recommended looking into how to control this at a local level. Claremont recently reviewed a C & D application. The City requested an engineered building plan, a traffic report, proposed truck routes, building ventilation system, and details on the recycling part of the application to determine how items are sorted. This is all preemptive information; no one has yet come to the Town regarding C&D waste or a disposal facility.

Ms. Emerson stated that she would like to look into Invest NH for the site plan application approved this evening.

Ms. Emerson explained that she believes the FEMA reimbursement from the 2021 damage to dirt roads should be approximately \$140,000; this would be finalized shortly.

Motion by Ms. Bascom to adjourn at 7:33pm, seconded by Mr. Bailey.  
8-0-0; motion approved. Meeting adjourned.

Respectfully submitted,

Kristan Patenaude  
Recording Secretary