

Board Present: Alan Putnam, Bill Rescsanski, Patty Chaffee, Alissa Bascom, Keith Weed, Stacy Hassett, Richard Carter

Alternate: Lenny Ostasiewski

Public Present: Jason Lopez; Karl Baker; Bruce Ferland; Jay Chandler

Alan Putnam called the meeting to order at 7:00pm.

Approval of minutes of 7/18/2023:

Motion by Mr. Rescsanski to accept the July 18, 2023 minutes as presented, seconded by Ms. Chaffee. 7-0-0, motion approved.

Applications:

1. **2023-SDFP-002: 689 River Road LLC (Owner) Tom Dombroski, Jason Lopez, CCA Administration (Agents):** request final review for a subdivision; the property identified as Map 207 Lot 002 and is located at 689 River Road in the Mixed Use (E) Zoning District.

Motion by Ms. Bascom to accept the application as complete, seconded by Mr. Carter. 7-0-0, motion approved.

Jason Lopez, Keach Nordstrom Associates, explained that the property is a former home of the Student Conservation Association. The site has approximately 3,000' of frontage along River Road and approximately 2,750' of frontage along the Connecticut River. The existing site is 49.7 acres, and the intention is to break off five acres to sell that lot with an existing building on it to Claremont Christian Academy. There are no State permits required and there are no waiver requests. The existing septic systems will not be located on other lots to be sold off. An access easement will be enjoyed by both properties.

Ms. Chaffee asked about access to the south end of the property. Mr. Lopez stated that there will be no access to that. The land will remain one lot. One access point may need to be relocated and this will need to be discussed with DOT.

Motion by Ms. Bascom to accept the subdivision application for 689 River Road, seconded by Mr. Weed. 7-0-0, motion approved.

2. **2023-SPFP-002: 689 River Road LLC (Owner) CCA Administration (Agents):** request final review for a site plan; the property identified as Map 207 Lot 002 and is located at 689 River Road in the Mixed Use (E) Zoning District.

Karl Baker explained that the proposal is for Claremont Christian Academy to purchase this property for the grade 6-12 campus. Currently, there are 65 students in those grades. There could be a growth of up to a total of 80 students in these grades into the future. The number of parking spaces proposed, 30, should be adequate for the anticipated traffic. A drop off loop may be created.

There was discussion regarding adequate parking on site. It was noted that there will not be many cars on site during most days and that there is adequate parking for occasional larger events on the property.

Motion by Ms. Bascom to accept the application as complete, seconded by Mr. Rescsanski.
7-0-0, motion approved.

Motion by Mr. Rescsanski to accept the minor site plan application, seconded by Mr. Carter.
7-0-0, motion approved.

New Business:

3. Signing Old Fort No. 4 Rod & Gun Club/Greenwood Annexation

It was noted that the Board signed this document.

Administration:

The Board agreed to cancel its August 15th meeting, as there are currently no items on the agenda.

Continued Business:

4. Signing Catherine Martel's lot line adjustment

It was noted that the Board signed this document.

Communications: None at this time

a) Board – Master Plan Discussion

b) Public Participation:

Motion by Ms. Bascom to adjourn at 7:31pm, seconded by Ms. Chaffee.
7-0-0, motion approved. Meeting adjourned.

Respectfully submitted,

Kristan Patenaude
Recording Secretary