

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD
MINUTES**

Monday, February 6, 2012

Present: Brad Chesley, Chair, Jon McKeon, Selectmen's representative, James Corliss, John Koopmann, Roland Vollbehr and Sue Lawson-Kelleher (arrived at 7:20 pm)

Call to Order

Chesley called the meeting to order at 7:00 PM

Welcome New Alternate – Chesley introduced the new board member Roland Vollbehr. McKeon swore him in.

Seat Alternates – Vollbehr was seated in Willich's place.

Review of the Minutes

- January 9, 2012 – McKeon moved to approve the minutes as presented. Corliss seconded the motion, which carried unanimously.

Appointments

- **Conceptual Consultation – Bob Fuller** – Questions regarding the cistern requirement for the Atherton Hill Subdivision. No minutes taken as conceptual consultations are non-binding on either party.
- **Timothy Hanson/ Gerhard Isleib/ Eleanor Fink** – This is a continuation of an application for a Subdivision of the property located on Farr Road (Map 13, Lot A-6) consisting of approximately 26.87 acres in the Residential zone. It may be followed by a review to grant or deny approval of the application.

➤ **Higher Designs and Envirostrategies reports**

Kirk Stenersen was present from Higher Designs. He has been hired to do the independent engineering study. He asked how the Board wanted to proceed; to review each item he found as deficient or just hit the highlights. Rob Hitchcock, SVE, advised he has done the revisions pointed out by Stenersen and he had the amended plans with him.

Higher Designs report notes the distance between the proposed McKenna Way and Norcross Landing is 260 ft. The Land Development Regulations require 300 ft. Stenersen recommends that the sight distance looking to the right should be increased due to the steep grade of Farr Rd approaching the proposed intersection from the right. He recommends that the sight distance looking to the left be a minimum of 205 ft. There is adequate sight distance of 275+ feet looking to the left for the proposed intersection based on evaluating the subdivision plans and the on-site visit.

Stenersen also noted 3 points of drainage that had been added together and are noted as a reduction in the drainage; however, it would be better to have the points done separately. His concern would be increasing the flow into the ravine.

Stenersen advised that the solid waste (stumps, brush, concrete, asphalt and general debris) should be carefully removed from the northwest ravine. Corliss read from the Envirostrategies report noted the slope is failing by the ravine and lacks stabilization. It was noted that removal of the debris might help the situation. Hitchcock stated the debris at the top of the ravine could be adding to the problem and he would be surprised if removing the debris were not a part of the approval.

Hitchcock advised that there were errors on the drainage plan. He had given the job to a new employee. He has since looked at the plan more closely and made the suggested amendments. A copy of the revised plan was given to Stenersen to review and one for the town.

Hitchcock stated that with the new design the runoff is less than it was previously. He had also separated the drainage plan into 5 sections as suggested by Stenersen. Hitchcock had met with Bevis on the site to look at the line of sight from Norcross Landing to the new road and Bevis agreed it would be sufficient. He stated that the sight distance going right is not a ground obstruction but foliage. Hitchcock didn't question any issues on the Higher Design report.

Bill Gurnee, abutter, asked if Farr Rd would be widened. Hitchcock advised no it wouldn't. Gurnee also asked how the wells on Norcross Landing would be affected. Hitchcock stated that well water is more a sense of rock formation and hit and miss and not how many houses are there.

Hitchcock asked if he and Stenersen could communicate via email to resolve some of the issues before the next meeting. Chesley stated that would be fine as long as the Town would be copied on all correspondence.

➤ **Land Resource Management Program Complaint Form**

The Board reviewed the complaint filed by the Conservation Commission regarding the dumping of debris at the top of the ravine. The complaint express the concern that ravine with a great deal of erosion occurring taking whatever is dumped down to the stream below. Hanson asked if he would have to address any issues with the Conservation Commission or DES and he was told yes.

The bill for the engineering review from Envirostrategies was received.

Corliss moved to pay the bill out of the Technical Assistance line. Kelleher-Lawson seconded the motion, which carried unanimously. The bill will be sent to the applicant for reimbursement to the Town.

Kelleher-Lawson moved to continue the hearing until March 5th at 7:30 pm. Corliss seconded the motion, which carried.

Hitchcock asked if the Board could move to deliberation after the public hearing on March 5th. Chesley stated it would have to be decided that evening.

- **Charles A Donahue, Trustee of the Charles A. Donahue Revocable Trust of 1988** –Review of an application for a Lot Line Adjustment, an application for a Major Subdivision, and an application for Major Site Development of property located on Rote 63 (Map 12A, Lot A-2) consisting of approximately 75.66 acres in the Residential zone. It may be followed by a review to grant or deny approval of the applications.

Boundary Line Adjustment – The Board reviewed the Boundary Line Adjustment (BLA). It was noted that the abutters' list didn't match the abutters noted on the plan. Dave Bergeron advised that there are 2 different regulations; the plan that goes to the Registry of Deeds only needs direct abutters; however, any property owner within 200 ft needs to be noticed. Chesley stated 404.2 D11 is not enclosed but it was considered not applicable to the BLA.

Corliss moves to accept the BLA application as complete for review. McKeon seconded the motion, which carried unanimously.

Chesley opened the public hearing for the BLA portion. Bergeron advised there are 2 lots; 1-84 acres and 1-40 acres. They propose adding 7 acres to the smaller lot from the larger to increase the frontage, making it a conforming lot. Bergeron stated they have no plans at this time for the smaller lot. The cluster development is on the larger lot. Philip Riendeau, abutter asked if a road were going into the smaller lot. Bergeron stated no. If anything were to be done on the smaller lot it would require DES approval and Conservation Commission review. It was noted that Donahue has the right to develop the smaller lot but there are no plans at this time.

The public hearing was closed.

Corliss moved to accept the plan as presented. Lawson-Kelleher seconded the motion, which carried unanimously. It was noted that the Boundary Line Adjustment does make the smaller lot more conforming. It was also noted that Mylar would be needed for this approved BLA.

Subdivision Plan and Site Development Plan – It was decided to review these plans together but they will be voted on separately. The Board reviewed the checklist to check for completeness. Items they found deficient were the provision block of #3, Signature missing, deeds and covenants not attached and driveway permit not attached. There was no land management plan for the cluster common area for 606.9. Chesley asked if the applications were complete enough to start the review.

Corliss moves to accept #2 & #3 as complete enough for review to be considered together. McKeon seconded the motion, which carried unanimously.

Bergeron advised that the lot is 75.66 acres as part of the cluster development. Each unit requires 2 acres of gross land area of the tract not including wetlands or slopes in excess of 25% in the calculations for cluster density. The land area reserved by preservation shall not be less than 50% of the tract for the cluster.

The Subdivision plan notes the road going into the development with a cul-de-sac. There are 13 buildings of duplex units with single car garages. Most of the units are 1 story with slab on grade. There are one with a walkout basement and one with a garage under the 1st floor. Each duplex building will share a septic system. These will be a part of the association as will the wells as part of the common area maintenance.

Bergeron advised that he met with Bevis to discuss the road. Hitchcock had done the drainage design and the Alteration of terrain permit that would go the DES. A traffic impact study was done. Tom Forest is working on the Subdivision Application for the State.

Bergeron stated they had contacted the SAU regarding possible impact to the school. In 2008 there were 377 students and in 2011 293 students. It is expected to continue to drop. On the outside it is thought that there could be 13 students added to the school but likely it would be less because of the 2-bedroom units. SAU advised there is sufficient staffing for the added children.

The plans call for a 50,000 gallon pond with a dry hydrant. The maintenance would be done by the development. The Fire Chief is requesting a 30,000 gallon cistern.

There would be 2nd floor storage. The house peaks will be 25 ft high and each unit would have 1400 sq ft. The Gateway Preserve would strive to keep the rural nature of the area. Donohue stated he has been approached by some elderly wanting to remain in Chesterfield who had expressed interest in the units.

Bergeron stated they have been contacted by the Chesterfield Snow Mobile Club and Donohue has agreed to work with the club to maintain trails in the open space area.

Lawson-Kelleher asked if any consideration was given for a community water system. Bergeron stated yes. They had also considered combining the septic systems for the closer units. Koopmann asked if they would maintain the buffer along Route 63 and what were the elevations above Route 63. Bergeron stated the buffer would be maintained. He stated the roof would be 32 ft higher than Route 63 but those buildings are 100 – 125 ft back from Route 63.

The fire pond would flow into the wetland and it will be the same level. If the Fire Chief approves the pond they will go out and install a monitoring well to watch the water level. They would start the development in phases and it may take 5 – 10 years to complete. The road is 850 ft long. They would speak with the Selectboard regarding a light at the entrance to the development.

In looking at the Home Owners Association there will be 1/26th interest in the open space. The septic, wells, driveways, walkways would be under the association. They are leaning towards full turnkey association if toward the elderly. It was noted that the management structure for the association goes to the state. Condominium Documents are under LDR Art 405.3G.

It was asked how is performance to be guaranteed. The Attorney General has rules through the Condominium Act that would be complied with.

Richard Aldrich asked how many cubic yards of earth would be moved. Bergeron stated that the road mirrors the existing grade. There would be 4,000 cubic yards of earth work for the project. It was noted that once the development is approved no further development can be done in the open space areas. Jeff Scott stated it is a well thought out development. Aldrich asked would the added noise have any effect on the Town Forest fauna.

Phil Riendeau asked if the fire pond is drained what happens to the wetlands. Bergeron stated that depending upon the season they expect it would bounce back within a couple of days.

Aldrich asked about the line of sight and would a turn lane be necessary. Bergeron advised that DOT wants more of the grade removed to give a better line of sight especially toward the north. The snow accumulation at the intersection was another reason to remove more of the grade.

Corliss moves to continue the public hearing to March 5th. Koopmann seconded the motion, which carried unanimously.

Items for Discussion

- **Cersosimo** – The Board reviewed Cersosimo’s letter. It was decided that McKeon and Kelleher-Lawson would follow up with this matter.

Items for Information

- Minimum Impact Expedited Application
- Town and City Magazine January 2012

Items for Signature

- Amended/approved minutes 12/19/11
- Approved minutes of 1/23/12
- Petition recommendation
- Dave Gale revised height/pitch plans – The board did not sign the plans because they did not have the signature line.

Adjournment

Corliss moves to adjourn the meeting at 10:30 pm. Koopmann seconded the motion, which carried unanimously.

Respectfully Submitted by:

Carol Ross
Secretary

Approved by:

Brad Chesley, Chairman

Date