

TOWN OF CHESTERFIELD, NH
PLANNING BOARD
MINUTES

Monday, March 19, 2012

Present: Jon McKeon, Selectmen's representative, James Corliss, John Koopmann, and Sue Lawson-Kelleher

Call to Order

In Chesley's absence, Lawson-Kelleher called the meeting to order at 7:16 PM

Review of the Minutes

March 5, 2012

McKeon motioned to accept the December 19, 2011 minutes as amended. Corliss seconded the motion which passed unanimously.

Appointments

- **Monroe Muffler Brake Inc** – The Application for a Major Site Plan review for property located on 3 Mr. Arthur Drive (Map 14C Lot 11) consisting of approximately 2 acres in the Commercial/ Industrial zone.

The board noted that they had reviewed this application at the last meeting and there was a list of items that were missing. The board reviewed the list and noted that the applicant has now addressed everything they needed to address.

Corliss motioned to accept the application as complete for review. McKeon seconded the motion which passed unanimously.

Lawson-Kelleher opened the public hearing – George Clawson, Bob Macowski and George Jarrett were present for the applicant. Monroe Muffler has acquired all Tire Warehouses and it has been noted that they do not offer the service of alignments. Monroe would like to add this service and need a bay in order to do so. Bob noted that the area being renovated is already paved, and therefore the run-off does not change.

It was noted that the applicant has requested a waiver for Regulation 403.2 Soils Plan. *Corliss motioned to accept the waiver request, Koopmann seconded the motion which passed unanimously.* A request for a waiver on Regulation 403.2C was received as well. *Corliss motioned to accept the waiver request, Koopmann seconded the motion, which passed unanimously.*

McKeon asked if the addition was 35 or 36. It was noted that it is 36, but states 35 on the plan. The applicant will fix this. McKeon noted that he would like to see a better plan on erosion control. They discussed the use of a silt fence in addition to the hay bales. The applicant will add more detail.

The board reviewed the comments from Greenwood, Fairbanks, Chickering and Bevis. Greenwood and Chickering had comments about the fire protection system. They will all be addressed. Bevis and Fairbanks had no comments.

Corliss motioned for CONDITIONAL APPROVAL of the Monroe Muffler Brake Inc Major Site Plan review for property located at 3 Mr. Arthur Dr.

Final approval contingent upon the following:

- *Approved drainage plan*
- *Correct dimensions of addition*

McKeon seconded the motion which passed unanimously.

Items for Discussion

- Higher Design Invoices – Lachenal provided the board with the second bill from Higher Designs in the amount of \$675.00.
Koopman motioned to pay the invoice from the Technical Review budget line. McKeon seconded the motion which passed unanimously.
- An email has been received from Envirostrategies outlining the additional work and fees as requested. The board discussed what to do with the email. Lachenal will forward the email to the applicant. Envirostrategies will be at the meeting scheduled for April 2, 2012, and the email will be discussed at that point with the applicant.
- Lawson-Kelleher noted that she did not have time to go over the stuff from Cersosimo, but plans to do so tomorrow. She will update the board at the next meeting.

Items for Information

- Corliss noted that he attended another Broadband Stakeholders meeting. He noted that Keene and Brattleboro will have fiber optic high speed connections, and we are hoping for connections in Chesterfield when the two systems are linked.
- McKeon noted that the town has two new Selectpeople. Elaine Levlocke has the three (3) year position and James Larkin has the one (1) year position.

Items for Signature

- February 6, 2012 minutes

Adjournment

McKeon motioned to adjourn at 8:08 PM, Corliss seconded the motion which passed unanimously.

Respectfully Submitted by:

Patricia Lachenal
Planning Board Secretary

Approved by:

Brad Chesley, Chairman

Date