

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

Monday, May 7, 2012

Present: Brad Chesley, Chair, Jon McKeon, Selectmen's representative, James Corliss, John Koopmann, Bob Del Sesto and Rolland Vollbehr (Alternate)

## **Call to Order**

Chesley called the meeting to order at 7:02 PM  
Chesley seated Vollbehr for Willich

## **Review of the Minutes**

April 16, 2012

*Vollbehr motioned to accept the April 16, 2012 minutes. Koopmann seconded the motion which passed unanimously.  
(with no changes, the minutes were signed at the meeting)*

*Koopman motioned to accept the site note minutes from April 16, 2012 as amended. Corliss seconded the motion which passed unanimously.*

## **Appointments**

- **Charles A Donahue, Trustee of the Charles A. Donahue Revocable Trust of 1988** – Continuation of 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.

Dave Bergeron and Charlie Donahue were present.

Bergeron noted they have made some revisions. They have added a buffer and some landscaping to the plans. He noted there are two rows of evergreens on both sides of the entrance to the driveway to add some buffer. When asked if additional trees would be added between the houses and Route 63, the applicant stated there were none planned. They have added trees along the proposed new road. Detailed landscaping plans for the units are now included in the plans. Bergeron noted that they plan on phasing the road in four phases. Each phase will include a turn around easement which will terminate once the next phase is complete. Each phase also includes a retention pond. The first phase includes the fire pond. Chesley asked if the phasing would go in the order shown. Bergeron noted that this configuration makes the most sense and it would be done in that order. Bergeron noted that the timing of the phasing depends on demand. Koopmann asked if the applicant had considered a cistern instead of a fire pond. Bergeron noted that the applicant likes the looks of

the pond, and they can guarantee 50,000 gallons instead of the 30,000 gallons the fire chief indicated was minimum. It was noted that the fire pond ties into the wetlands and they have tested to get that number. It was noted that the tests were done around December. Bergeron noted that an inspection must be done once a year by the Fire Department for a pond or a cistern. Del Sesto noted that some applicants do not want to complete the top coat of the road until all of the road has been built. McKeon noted that in the past, a road has not been accepted until it has been top coated. McKeon suggested Bergeron go to the selectboard to discuss the phasing and the bonding of the road. There will be no occupancy restrictions. The units that do not have basements will have attic space for storage. There have been two colors decided on – Barn red and forest green. Gray has been discussed, but not decided upon as of yet.

Bergeron noted that the applicant would like conditional approval in order to file some of the state permit applications. They need to file a state septic, an AOT, wetlands for the driveway and the pond and the condominium documents need to go to the attorney general. Bergeron provided the board with a draft conditions of approval.

Bergeron inquired as to how the acceptance of the road is determined. He was unsure if the road could be accepted in phases, or if the entire road needs to be completed before the town will accept it. He would also like to know how the bond works and when it is released, is it released as it is completed. McKeon noted that Bergeron should speak with the Selectboard as they release the bond.

The applicant would like an approval to allow breaking ground within two years instead of one year. He is unsure if they will have all the necessary permits and be ready to break ground this season.

The board would like to see a complete final set of plans, including the final condominium documents to review.

*Del Sesto motioned to continue the public hearing to June 4, 2012 at 7:30, Koopmann seconded the motion which passed by majority. (No: Chesley)*

Bergeron provided board with extension to the June 4, 2012 meeting.

- **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.

Tim Hanson was present. Abutters to the proposed subdivision were also present. Hanson provided the board with four sets of plans – the cover sheet indicate revised through April 19, 2012. Hanson provided the board with a letter from M&W Soils dated April 2, 2012. Hanson provided the board with a site construction cost estimate dated May 5, 2012

Corliss noted that the slope stabilization in the new plan appears to solve the issue of extra water weight that would have been retained above the ravine in the previous plan. There were some questions from the public regarding how the proposed plan would work. Corliss, reading from the plans, explained that the water will run down the pipe from the detention

swale into heavy rock, and then smaller rock, slowing down the flow. The water will go down the pipe instead of over the lip reducing the potential for erosion. Also the heavy rock should limit the erosion from underground flows exiting the base of the NW ravine.

The board received a letter from an abutter Chris Evans. The board discussed the letter, there were some issues already being addressed and the other issues will be discussed when the public input part of the application has been closed. Hanson stated that he would like a conditional approval with the conditions being the state subdivision approval and the bond. Chesley asked if the plans were complete as provided. Hanson stated that he submitted the application a year ago and has done everything the board has asked him to do. Chesley asked the public if there were any more concerns or questions before the public hearing portion is closed. There were no more questions.

*Del Sesto motioned to close the public hearing on the Timothy Hanson/ Gerhard Isleib/ Eleanor Fink subdivision application. Koopmann seconded the motion which passed unanimously.*

The board put together a list of items that need to be discussed:

**RE: Farr Road – List of items to discuss**

- Use Intensity statement
- Traffic Study
- Line of site
- Ravines
- Water drainage
- Debris
- Wells / Water supply
- Property values/ Impact on existing properties
- Approach of McKenna way to Farr Road
- Fire Protection
- Lot 6.5 – Note regarding erosion control to protect Old Ferry Road
- Cost Estimates (site construction)
- Drainage plan to match current plan
- Certification – get PB approval before change (405.2 H)
- State subdivision approval
- Dust during construction
- Bond

Lachenal will forward this list to the board members, the applicant and the two abutters that have provided email addresses (DiSilva and Marshall). The board would like to discuss this application during their work session on May 21, 2012.

*Corliss motioned to continue the public hearing to May 21, 2012 at 7:30, Vollbehr seconded the motion.*

*Discussion: Del Sesto noted he believes there are some items the board could cross off as complete now and/or there are some simple items the board could review before continuing. Corliss noted that he would like a fresh mind and a written list before discussion.*

*The motion passed unanimously.*

Hanson provided an extension of time to the May 21, 2012 meeting.

Chesley noted that although the public hearing has been closed, the public is more than welcome to attend the next meeting. He noted that there will be no input accepted from the public.

### **Items for Discussion**

- Cersosimo Industries - Letter – The board reviewed the letter sent to Cersosimo. It was noted that the 45 day deadline is the day before our meeting scheduled for June 4, 2012.
- Lachenal indicated that Lawson-Kelleher has reached out to Willich. Willich has returned her call, but Lawson-Kelleher was unavailable at that time. Del Sesto indicated that he would like to see a certified letter sent to Willich. Corliss noted that he believes it is the members’ obligation to contact the board and that too much time has been spent on this issue. McKeon noted that adequate time has passed, and if she wanted to or was able to stay on the board, contact would have been made. McKeon noted that the selectboard could contact Willich by mail and indicate that due to her absence, she is no longer on the board, but encourage her to come back if she finds she has the time in the future. There was a motion tabled from the April 16, 2012 meeting as follows:

*Corliss motioned to find Alison Willich in neglect of duty for missing all of the meetings to date this year without communication to the board. McKeon seconded the motion.*

The motion was brought up for vote. *The motion passed by majority (Yes: Corliss, Koopmann, McKeon, Chesley and Vollbehr) (No: Del Sesto)*

Lachenal will type this up for Chesley to sign and Lachenal will forward to the Selectboard.

### **Items for Information**

#### **Items for Signature**

- Amended approved minutes April 2, 2012
- Approved minutes April 16, 2012

### **Adjournment**

*Corliss motioned to adjourn at 10:10 PM, Vollbehr seconded the motion which passed unanimously.*

Respectfully Submitted by:

**Patricia Lachenal**  
**Planning Board Secretary**

Approved by:

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**Brad Chesley, Chairman**

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**Date**