

TOWN OF CHESTERFIELD, NH
PLANNING BOARD
MINUTES

Monday, May 21, 2012

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

Call to Order

Chesley called the meeting to order at 7:04 PM
Chesley seated Vollbehr for Willich

Review of the Minutes

May 7, 2012

Vollbehr motioned to accept the May 7, 2012 minutes as amended. Corliss seconded the motion which passed unanimously.

Appointments

- **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 five sets of plans and one copy of the updated drainage study.

The list put together from last meeting was provided to board members and the applicant.

- Use intensity statement – The board reviewed the use intensity statement dated 9/6/12. Koopman stated that at the last meeting, the applicant expressed that he did not know what size or kind of houses might be build on the property and asked how he could come up with numbers for the studies done. It was noted that an applicant just uses a census and the numbers come from what is typical in this area. Each board member was asked if they had any issues with the use intensity statement as a submittal, and each member responded in the negative. It was noted that the information contained in the report will be discussed in more detail.
- Traffic Study – The report from Higher Designs dated January 23, 2012 discussed the traffic study on Page 4 and 5. McKeon noted that in the report, the traffic study and line of site are one in the same. The board reviewed the plans provided by the

applicant. Del Sesto noted that there are no dimensions on the plan regarding line of site. He noted that the applicant would like to deviate from the requirement in the Land Development Regulations, and therefore it should be put on the plans. Corliss noted that the regulations call for 500 feet to the left and 570 to the right. There is an adjustment for grade of +20, which does not apply to this applicant. Koopmann noted that Stenersons report states that our regulations do not need to be followed. The report suggests 310 to the right and 275 to the left. McKeon noted that a note could be added to the plan. Del Sesto would like it also drawn on the plan. It was the consensus of the board that it should be drawn on and a note added. Corliss noted that the board is using its general waiver authority under Regulation 900 to allow deviation on line of site.

- Ravines – South branch of Northwest ravine – McKeon noted the applicant has addressed the issue. McKeon noted that he has all the confidence in Warren Stevens from M&W soils engineering, who the applicant has hired. Del Sesto noted that he would like to make sure that the Town has the project carefully inspected every step of the way. Roland noted that the bond will require a professional engineer to sign off on each step. North Branch of NW ravine – Corliss noted that he believes the area to be relatively stable and anything that is currently there has been there for a long time. He noted that it is unsightly, but does not appear to propose any problems. McKeon noted that he did not see this particular ravine, but from what the board has said, thinks bringing equipment over there may cause more issues that it solves. Chesley noted that all board members believe the plan for stabilization to be a good faith effort. The board would like to suggest to the Selectmen that they (or their agent) watch over the process carefully every step of the way.
- Water Drainage – Corliss noted that the plan and drainage calculations presented tonight seem to match up. The board was satisfied with the plans and calculations.
- Debris – Chesley noted that DES said that the dimensional lumber and construction materials such as asphalt must be removed. Del Sesto noted that DES said they could break up the concrete and bury it. Del Sesto also noted that although DES allows the burying of organic matter (such as stumps), he would like it removed as opposed to burying it. Chesley asked the applicant what the plan was for the stumps. Hanson stated he met with the contractor and they will not be putting the stumps in the slope if they do bury them, and if there are too many, they will just remove them. Corliss noted that the stabilization plan does not include stumps and therefore there should not be any in the area of interest. McKeon noted that the selectboard will be making sure that the plan works. Del Sesto would like to know what the plan is for the stumps. He would like the applicant to contact M&W soils and inquire as to the plan for the stumps. Corliss noted that the board has received a plan, the plan seems to be adequate and therefore the board should leave it to others to implement the plan. Koopman noted he has concerns with organic matter being buried.

Del Sesto motioned to require organic debris removed from the South Branch of the northwest ravine. Vollbehr seconded the motion. The motion did not receive majority vote and therefore fails. (YES: Del Sesto, Vollbehr, Koopman) (NO: Corliss, McKeon and Chesley)

McKeon suggested having the applicant speak with M&W for further explanation as to the plan for dealing with the organic material. Corliss noted that if the applicant was already speaking with them, he would like to know what is under the rock aprons. Lachenal will email Hanson and Hitchcock this information. The board will revisit this issue once Hanson has spoken with M&W.

- Wells – Tabled to next meeting
- Property Values – tabled to next meeting
- Approach of McKenna Way to Farr Road – This issue has been resolved.
- Fire Protection – Chesley noted that the Fire Chief has signed off on the plans. The board indicated unanimously that they are satisfied with the fire protection.
- Lot 6.5 – Note regarding erosion control to protect Old Ferry Road – The board located the notes regarding this lot. It was unanimous that the notes were sufficient.
- Cost estimates (site construction) – McKeon noted that the estimate was sufficient unless the engineer comes back and changes anything regarding the organic material. This item will be tabled until the plan for organic materials has been resolved.
- Certification – get PB approval before changing (405.2 H) – Certification has been added and signed.
- State subdivision – The applicant has filed for State subdivision approval.
- Dust during construction – tabled till next meeting
- Bond – McKeon noted that Rob Hitchcock attended the last selectmen’s meeting and they talked about two (2) sureties. One for the ravine work and one strictly for the road. For the ravine work, they agreed to have an erosion control Performance bond that would be in place for one year after the establishment of growth and then a maintenance bond for two or three years, depending upon the established maintenance bond criteria with out regulations. McKeon would like to ask Lawson-Kelleher to determine the established growth period.

Corliss motioned to continue the public hearing to June 4, 2012 at 7:30 at the Town Office building, Vollbehr seconded the motion which carried unanimously.

Hanson provided an extension of time to June 6, 2012.

Items for Discussion

Items for Information

- **Notice of Decision – Zoning Board** – The board reviewed the Notice of Decision regarding Alex Kwader.
- **NHDES Newsletter** –
- **Town and City Magazine**
- **Shoreland Protection** – McKeon noted there will be a presentation on June 28th at 7:PM in the Town Hall regarding the new Shoreline Protection Act. The presentation will be made by the NH DES.

- **Member** – McKeon noted the Selectboard has a potential new alternate for the Planning Board. He is scheduled for a meet and greet with the Selectboard Wednesday (May 23).
- **Willich** – McKeon noted the Selectboard has sent a certified letter to Willich and will hold a public hearing on Wednesday (May 23).

Items for Signature

- Approved site visit minutes April 16, 2012

Adjournment

Corliss motioned to adjourn at 10:16 PM, Vollbehr seconded the motion which passed unanimously.

Respectfully Submitted by:

Patricia Lachenal
Planning Board Secretary

Approved by:

Brad Chesley, Chairman

Date