

**TOWN OF CHESTERFIELD, NH  
PLANNING BOARD**

**Monday, October 7, 2013**

**Present:** Brad Chesley, James Corliss, Rolland Vollbehr, John Koopmann, Jon McKeon, and Davis Peach

**Call to Order**

Chesley called the meeting to order at 7:06 PM

**Seat Alternates**

**Review of the Minutes**

The board reviewed the minutes of September 16, 2013

*Corliss motioned to accept the minutes from September 16, 2013 as presented, McKeon seconded the motion which passed unanimously.*

**Appointments**

Conceptual Consultation – Blake Amacker – David Gale Property – Lyman Way – *No minutes were taken as conceptual consultations are non-binding on either party.*

Conceptual Consultaion - Dave Bergeron – *No minutes were taken as conceptual consultations are non-binding on either party.*

**J.A. Mulligan Associates, LLC** – This is an application for a Major Site Plan Development Review for property located at Coachman Road (Map 12, Lot A-1.28) consisting of approximately 22.83 acres in the Commercial/Industrial zone. This is a public hearing and may result in approval or denial of the application.

Rob Hitchcock was present for the applicant.

The board reviewed the application for completeness. The board noted the following:

One abutter is not noted on the plan. The setback dimensions for buildings and parking areas are missing. The plans do not show structures on abutting properties. There is no lighting or landscaping plans. There is no signature line on page A4. There is a signature missing from the certification. High and low points are not depicted on the plans. The boundary of the 100 year flood zone is not noted. The location of and pertinent data on test pits and percolation test results are not noted. The schedule for grading and construction activities including the start and completion dates are not noted.

*Corliss moved to accept the application as complete enough for review. Vollbehr seconded the motion which passed unanimously.*

Rob Hitchcock noted that the application is for expansion of the Fedex building located at the end of Coachman Road. Hitchcock noted that they have outgrown the building as it currently exists. Hitchcock noted that the impact is not in excess of 100,000 but they do need to modify the existing AOT plan. The proposal adds

18,000 square feet of pavement. Hitchcock noted that there are currently two pumps in the well, one utilized by Fedex and one by UNFI storage tanks, those will remain as they are. Hitchcock noted that there is a potential conflict with drainage and the water line, which will be dealt with if the need arises. The protected well radius is touched by the detention basin and they have added a membrane liner in the detention basin has been added. The application adds 24 additional parking spots, 2 long trailer spots, 5 short trailer spots and 15 van spaces outside and additional space for 15 more vans inside the building. Hitchcock noted that the fence will be moved to encompass the entire addition. Hitchcock noted that there is no lighting plan because the only change to lighting is one light moving back about 25 feet. There will be additional traffic as the addition will allow approximately 24 more drivers. New catch basins will be added flowing to a stone berm, sending all of the water in the same direction. Hitchcock noted that there has been a wetland permit filed as there is approximately 4500 square foot wetland impact. Hitchcock noted that there is no landscaping plan included as there is no landscaping on the property. Two or three trees will be removed to accommodate the addition. Hitchcock noted that he does not believe that setback dimensions for building and parking areas are needed under 403.3b, but will add them to the plan. Hitchcock noted that there are no structures shown for abutting properties except the closest, because there is nothing out there to show. The board agreed it is adequate. Hitchcock noted that there may be a light at the new door. The board is concerned with no cut sheets for the new lighting and the dimensions for the light pole that will be moved. After some discussion, Hitchcock will add a spec for the lighting pole that will be moved and cut sheets for the lights. Hitchcock noted that the plans do show the removal of a couple trees. There is not much planted or plans to be planted due to the location of the property. The board agreed they are ok with the landscaping as it is stated. Hitchcock will add a signature line on page A4. Hitchcock noted that the missing signature on the certification will be added to the plan. Hitchcock noted that he will add the high and low points to the plan. The applicant noted that the 100 year flood zone requirement is not applicable. The board agrees. Hitchcock noted that the test pits are not necessary, and the board agreed. Hitchcock will add the start and completion dates for construction to the notes section on page N1.

Chesley opened the meeting to the public.

Robert Del Sesto noted that he recommends waiting to see what the State is going to do with the Wetlands application prior to any approval. Del Sesto noted that there are three waivers requested in the application and it is not guaranteed they will receive approval. Del Sesto noted that the wetlands application and the planning board application indicate the wrong abutter lot number for Chickering.

Koopmann noted that he is not familiar with the development as it stands and asked if there is fire protection for the building. Hitchcock noted that there is a 30,000 gallon cistern. Jeff Scott asked what percentage of the property is permitted to be paved and built upon. Hitchcock noted that 50% is allowed for building and 70% can be impermeable. Hitchcock noted that with the current expansion, the lot will be 5.7% building and 13% impermeable.

*Peach moves to close the hearing to the public. Koopmann seconded the motion.*

Discussion:

Corliss noted that he does not think the hearing should be closed prior to receiving the changes as the board may want more input after receiving more information from the application.

Peach Closed to public Koopmann seconded – discussion --- Corliss not sure why we would close it at this point *Peach recants motion.*

*McKeon moves to continue the hearing to October 21, 2013 at 7:30PM at the Town Office Building. Corliss seconded the motion which passes unanimously.*

## **Items for Discussion**

## **Items for Information**

Town and City Magazine – September/October 2013

### **Other Business**

The board received a request for extension on conditional approval for the Donahue property. The board will discuss this at the next meeting.

Koopmann noted that on Aug 5<sup>th</sup> there was discussion on erosion control on the Donahue site. McKeon will check with Chet Greenwood.

Chesley noted that a letter is being sent out to committees looking for volunteers to assist with the master plan.

Economic Development committee will be coming before the Planning Board regarding with how applications are reviewed. They have talked about looking into a retired or part time land engineer/surveyor who can do a pre screening of the plans prior to the meetings to help streamline process. Nothing has been determined as of yet.

Peach asked what the Economic Development Committee does. McKeon noted that they help businesses that are in town now and/ or get help attract new business into Town.

The board received the plans from Gary and Ellen Cota. The board reviewed the plans and the Notice of Decision.

The board noted that Final approval was contingent on the following:

Add to the plans no parking to pavement to assure no parking in state right of way

1. Add to the plans no parking to pavement to assure no parking in state right of way
2. Fix dates on the revision blocks
3. Provide letter from Dot – giving up parking in right of way
4. Indicate loading zone on the drawing
5. Use intensity revised to show – occasional deliveries of lumber aprox once a month – artisans delivering their own work and building is 1160 square feet
6. Add dimension for slanted parking spaces
7. Better dimension the height of the light 20 above finished grade to center of fixture

After review of the plans, the board noted the following items still missing:

1. Add to the plans no parking to pavement to assure no parking in state right of way

The board noted that the dimensions on the building are not correct on page 2, and would like the applicant notified of this discrepancy as well.

It was noted that the revision date will also need to be changed.

### **Items for Signature**

### **Adjournment**

*Vollbehr motioned to adjourn the meeting at 9:30 PM, Corliss seconded the motion which passed unanimously.*

The next meeting will be held in the Town Offices at 7:30PM on October 21, 2013

Respectfully Submitted by:  
**Patricia Lachenal**  
**Planning Board Secretary**  
Approved by:

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**Brad Chesley, Chairman**

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**Date**