

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, April 1, 2013

Present: Chair Brad Chesley, James Corliss, John Koopmann, Joseph Parisi, Rolland Vollbehr, and Elaine Levlock, Selectmen representative.

Call to Order

Chesley called the meeting to order at 7:15 PM

Seat Alternates

Chesley seated Parisi for Davis Peach

Board Elections

Koopman nominates Chesley for Chair, Vollbehr seconds the nomination. Chesley accepts nomination and the board votes unanimously to have Chesley as the Chairman of the board.

Rolland nominates Corliss as the vice-chair, Koopmann seconds the nomination, Corliss accepts the nomination and the board votes unanimously to have Corliss as the Vice-Chairman of the board.

Chesley nominates Koopmann for, Vollbehr seconds the nomination, Koopmann accepts the nomination and the board votes unanimously to have Koopmann as secretary.

Review of the Minutes

The board reviewed the minutes of March 18, 2013

Koopmann motioned to accept the minutes from March 18, 2013 as presented, Corliss seconded the motion which passed unanimously.

Appointments

Dave Bergeron and David Mann – Conceptual consultation no minutes taken as conceptual are non-binding on either party.

Saba, Pierre – Gas Station - This is a continuation of a public hearing on an application for a Major Site Plan review for property located at 85 Route 9, (Map 14A, Lot 2) consisting of approximately 2.62 acres in the Commercial/Industrial zone. It may be followed by a review to grant or deny approval of the application.

Present: Pierre Saba, Ronald Bell, Colum Lang, Mark Stewart

Chesley asked if they had spoken to Fire Chief, Bell noted he has placed several calls to Chief Chickering, with no call back to date.

Mark Stewart provided the board with a copy of a driveway permit from the State of NH with conditions.

Bell noted the changes that have been made to Sheet 2, which was provided to the board.

The stormwater pond has been moved out of the northwest triangle of the lot to get away from steep slopes and for snow storage. The well has been moved to the north.

Bell noted there are three snow storage areas. Bell indicated they have added infiltration from canopy and building, which should take care of some of the issues with drainage.

Wheel stops have been added to the parking spaces. A 4x2 berm has been added. A note has been added regarding no clearing of trees. There have been no parking signs added along back drive, in an effort to keep that free of traffic to have unimpeded circulation around the building in case of fire or emergency. 2 van accessible handicap spaces right up front have been added. Storm water calculations redone to match. Bell noted that there had been mention of the proximity to CT river, he presented the board with printed a satellite photo showing that the area. Bell noted that they are required to limit impermeable within 250 feet within the protected shoreline. Storm water management plan required if 30% of the lot is impermeable in the protected shoreline. The applicant does not have close to 30%. Chesley asked about the lighting plan- Stewart noted that they had gone tonight for a site visit and he cannot see how any of the residences will be able to see the light. House side shields were mentioned and Stewart noted that if necessary Pierre would install them.

Bell noted that delivery service will be on the north side. Corliss asked if this was a customer entrance. Bell noted it is not a customer entrance.

Parisi noted 90 degree requirement on Driveway Permit, asking if the plan been modified? Parisi asked if all of the conditions on the Driveway permit had been adjusted on the plan. Bell stated they were all on the drawing. Stewart noted that the applicant will comply with anything that has not already been modified. Bell went through the "other conditions" 1-6 all set, except they will check on 90 degree. #2 Corliss noted that they have pushed the pavement back towards red road and added 10 parking places, which adds a little more pavement.

Jeff Scott noted that he has mentioned this before, but is still concerned and can not see how the center lane can service left hand turns in both directions. Who has the right of way? Pierre noted that the state has looked at it and the traffic expert has looked at it, and have not had an issue. Chesley noted this will come up in discussions.

Bell showed some updated plans of the building.

It was noted that the board has not seen any sign plans for the application. Stewart noted that there will be a 32 square feet gas sign by road, and 32 square foot sign on the building.

Chesley asked about the fire suppression and if you will be able to see the red tanks from the top of the canopy. Stewart noted that sometimes they are on the column and visible from underneath, they are not yet sure where they will be located.

Corliss asked if there was a written plan on snow removal other than the noted area's on the plan.

Stewart noted that if there was a bad winter, Pierre would pay someone to take the snow away from the lot. There is no written plan other than the space indicated on the plan.

Corliss noted that sheet 3 needs to be updated and keyed to the storm water drainage plan.

Pierre provided a continuation to May 6, 2013. The board was provided one new set of plans (missing sheet 3)

It was noted that there are a few things that need the applicants attention.

Drainage report keyed to new plan plus pre development drainage updated

Conditions on the driveway plan put on the plan

Erosion control plans

Levlocke motioned to continue the Saba, Pierre – Gas Station public hearing on an application for a Major Site Plan review for property located at 85 Route 9, (Map 14A, Lot 2) consisting of approximately 2.62 acres in the Commercial/Industrial zone to May 6, 2013 at 7:30 at the Town Office Building. Koopmann seconded the motion which passed unanimously

Items for Discussion

- Rules of Procedure discussion from last meeting. – McKeon not here. Item tabled to May 6th, 2013

Items for Information

Other Business

- Levlock noted that CIP committee is hopeful to be done and presented very soon.

Items for Signature

Amended approved minutes 3/4/13

Adjournment

Levlocke motioned to adjourn the meeting at 9:07 PM, Corliss seconded the motion which passed unanimously.

The next meeting will be held in the Town Offices at 7:30PM April 15, 2013

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:

Brad Chesley, Chairman

Date