

**TOWN OF CHESTERFIELD
PLANNING BOARD
PUBLIC HEARING MINUTES
MAY 6, 2013**

Present: Brad Chesley, Chairman, Davis Peach, James Corliss, Joseph Parisi, Roland Vollbehr and Jon McKeon, Selectboard Representative.

Chesley called the meeting to order at 7:15 PM.

Chesley seated Parisi for Susan Lawson-Kelleher

Corliss moved to approve the April 15th minutes as submitted. The motion was seconded by Vollbehr and passed unanimously.

Vollbehr attended a CT River Joint Commission meeting to expand a privately owned boat landing. This application is reviewed by DES. Code Enforcement is still involved.

There will be a plan from Paul Saba to review at the next meeting. The improved checklist for application was approved by the Planning Board.

Discussion on Permeable and Impermeable Surfaces – The Board discussed the definition of permeable and impermeable surfaces used in the Planning & Zoning Regulations. Man-made changes can not be penetrated by rainwater the same as a natural surface.

Chesley opened the public hearing for the Charlie A Donahue Revocable Trust of 1988. Brickstone Masons, LLC. David Bergeron discussed the 12 conditions for approval. Jeff Scott would like a time limit that he has to start. Bob Del Sesto was concerned that the rules for this Cluster Development would be applied to every subdivision application coming before the Board. Chesley stated that each application is judged individually.

Davis Peach moved to close the public hearing. The motion was seconded by McKeon. Discussion: If the meeting needs to be continued the public hearing can be reopened. The public hearing was closed by majority vote. Parisi abstained.

Phasing – The applicant has submitted a proposal for phasing. *Corliss moved to accept the phasing condition as met. The motion was seconded by Davis and passed unanimously.*

Bonding – Down side to bonding by phase. The Town would probably not release 100% of the value on the first part until the project is completed due to construction traffic. The Bond is for a set duration. *Corliss moved for a satisfactory bond to be negotiated by phase with Selectman prior to a building permit being issued. The motion was seconded by Vollbehr and passed by majority. McKeon voted no.*

Corliss motioned to accept that condition as being met. The motion was seconded by Vollbehr. Discussion: The decision should be negotiated by the Planning Board not by the Selectboard. It is the job of the Selectboard to negotiate and recommend to the Planning Board. The second and the motion were withdrawn.

Corliss moved to amend the previous motion to a satisfactory bond to be negotiated by phase with Selectman in conjunction with the Planning Board prior to building permit being issued. The motion was seconded by Peach and passed unanimously.

Vesting – The applicant would like to see vesting after the completion of Phase I, which is 7 1/2 % of the project. *Peach moved to accept the vesting on the completion of Phase I. The motion was seconded by Corliss. Discussion: Davis stated that he was adamantly against a time frame. The motion passed by majority. Parisi voted No.*

Snowmobile Trail – *Corliss moved to allow the snowmobile trail be defined as a general location on the plan. The motion was seconded by Parisi. Discussion: the snowmobile trail is close to the setbacks. The motion passed unanimously.*

Condominium Documents – The documents are submitted and approved by the State. *Corliss moved that the condominium documents be approved by the State. The motion was seconded by Vollbehr and passed unanimously.*

Forest Stewardship Plan – The item in the folder dated November 15, 2012 has the footnote with an incorrect date. *Parisi moved to accept the forest stewardship plan attached to the letter to the planning board from Pat Panciocco dated November 15, 2012. The motion was seconded by Corliss. Discussion: The Board accepts the change, not that the condition is met. The motion and the second were withdrawn. Vollbehr moved the applicant resubmit an updated forest stewardship plan. The motion was seconded by Peach. The second and the motion were withdrawn. Corliss moved to accept the forest stewardship plan dated March of 2012 as submitted November 15, 2012 by Attorney Pat Panciocco, once the revision date is updated by the applicant to November 15, 2012. The motion was seconded by Peach and passed unanimously.*

Compliance 674:41. – *Corliss moved compliance of 674:41 to compliance of 674:41 prior to issuance of a building permit. The motion was seconded by Peach and passed by majority. Parisi abstained.*

Private Road/Public Access – The Board was concerned that the private road would not be passable by the general public. *Corliss moved to remove the private road/public access condition. The motion did not have a second. Discussion: The applicant has modified the condominium documents to address the issue. Corliss moved to accept the condition as satisfied. The motion was seconded by Peach and passed unanimously.*

State Subdivision Approval/Alteration of Terrain Permit/ State Wetlands Permit – Corliss stated that these do not require any explanation from the Board.

DOT driveway Permit – is approved and in the file.

The applicant will need an updated decision notice.

Chesley continued the public hearing for Major Site Plan review of Pierre Saba at 85 Route 9. The last meeting was April 1, 2013. The drainage report needed to be keyed to new plans plus pre development drainage updated; conditions on the driveway plan put on the plan; and Erosion control Plans. The applicant met with Jeff Chickering and Steve Dumont. They requested the propane swap out tanks not be located next to the building. The applicant has no intention of selling or storing LP gas and will remove that from the plans. The well needs to be 50 feet from the parking area. The landscaping plan needed to be changed.

Pierre was just made aware today that the Fire Chiefs had looked at the Site. He will reduce the size of the storage to where it does not need sprinkler suppression. The well will need to be checked for yield. If yield is not met they will not get the permit from the State. Burm needs to be moved. There is detail for the dimensions for canopy to edge. There needs to be Erosion Control for drainage pond. The outstanding issues except for the erosion have been addressed. The application was received on January 15th. Pierre requested a continuance. *Peach moved to continue the public hearing until June 3rd. The motion was seconded by Corliss and passed unanimously.*

The discussion on rules of procedure will be moved to the next work session.

Cerososimo is meeting with the Selectboard on May 15th regarding the language for a bond.

McKeon moved to adjourn at 9:45 PM. The motion was seconded by Parisi and passed unanimously.

Respectfully Submitted,

Amy LaFontaine
Interim Secretary

Approved by:

Brad Chesley, Chairman

Date