

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, March 3, 2014

Present: Brad Chesley, James Corliss, Jon McKeon, Rolland Vollbehr, Mike Lynch, Davis Peach, Joe Parisi and Susan Lawson-Kelleher

Call to Order

Chesley called the meeting to order at 7:15

Seat Alternates

Joe Parisi was seated for John Koopmann

Review of the Minutes

February 3, 2014

Peach motioned to accept the minutes as amended from February 3, 2014. The motion was seconded by Lawson-Kelleher and passed unanimously.

Other Business

Lawson-Kelleher noted she had questions regarding the changes proposed to 401.1 Setbacks. The board discussed her concerns. The question was answered.

The board received an email from member James Corliss. The email noted that he is concerned with the previous notice of decision handed down by the Zoning Board of Adjustment. He noted that there does not seem to be enough information contained in the NOD to defend the decision. Corliss stated that this would make it hard for the Planning Board to make informed decisions in the future regarding this property. Corliss noted that decisions on variances need to be defensible and include any additional restrictions. Corliss noted that some towns in the area hold joint meetings so that each member of both boards are present. McKeon noted that he agrees that the Planning Board would benefit from the Zoning Board spelling things out. It would allow the Planning Board to make future decisions in line with the intent of the Zoning Board. Peach noted that he believes the minutes and the NOD's are sufficient. Parisi noted that if we have a specific concern about a specific applicant, we should address that with the Zoning Board.

Chesley and Corliss will draft a letter to the Zoning Board addressing any decisions that will then come to the Planning Board for approval. Lachenal will have Chesley and Corliss placed on the Zoning Board of Adjustment's agenda for March 18, 2014.

Appointments

Cersosimo Industries, Inc – This is a continuation of a public hearing on an application for a Minor Subdivision of property located on Welcome Hill Road (Map 15, Lot A1) consisting of approximately 22.81 acres in the Rural/Agricultural zone.

Russ Huntley was present for Cersosimo.

Chesley went over the minutes from the previous meeting. Huntley noted that each item that was previously a question from the board has been addressed and included/changed on the plan or a waiver has been requested.

Huntley presented waiver requests as follows:

Art. IV.403.2.B. Preliminary Topographic and Soils Plan: A topographical plan of the entire parcel being subdivided showing contours at two (2) foot vertical intervals referenced to National Geodetic Vertical Datum of 1929 (NGVD).

-Waiver requested for 2' contours and NGVD 1929 Datum requirement due to the large size of the lots, their remote location from NGVD benchmarks, and the rural nature of the lots. Five foot contours have been plotted to show basic site features and drainage. The vertical datum is approximately NGVD1929 from overlaying USGS mapping and adjusting the field survey datum.

Corliss moves to accept the waiver request as presented for 403.2B. Lawson-Kelleher seconded the motion which passed unanimously.

Art. IV.403.2.B.3 Boundary of the 100 year flood zone, where applicable.

-Waiver requested as there isn't a 100 year flood zone located near the subject site. A note has been added to the plan stating such.

Corliss moves to accept the waiver request as presented on 403.2B3. Peach seconded the motion which passed unanimously.

Art. IV.403.2.B.5 The location of and pertinent data on test pits and percolation test results. Information shall include at least the following: the location of test pits, percolation test date, and an outline of the proposed leach field area.

-Waiver requested for test pits, percolation tests and leach field location. Test pits were performed on each lot and test logs are shown on the topographic plan. Percolation tests were not performed and leach field locations are not designated. These are large rural lots and the final location of residences and their associated septic systems will be the responsibility of the individuals purchasing the lot and building the homes, which will require test pits, percolation tests and a state approved septic system design. At this time, these are just proposed lots all greater than 6 acres and may be conveyed without any intention of building construction.

It was noted by the board that this regulation does not apply to this application.

Art. IV.404.F. A List of All Federal, State and Local Permits that are required. - Waiver requested as at this time there are no other Federal, State or Local permits required other than Planning Board approval per this application.

McKeon moves to accept the wavier request as presented on 404.2F. The motion was seconded by Lawson-Kelleher and passed unanimously.

Art. IV.404.3.B Documentation of subdivision approval from the NHWSPCD (NH Water Supply and Pollution Control Division)

-Waiver requested as the lots are greater than 5 acres and not under the jurisdiction on NHDES Subsurface Bureau for subdivision approval.

McKeon moves to accept the wavier request as presented for 404.3B. Peach seconded the motion which passed unanimously.

There was no public discussion.

Corliss moves to close the public hearing. The motion was seconded by McKeon and passed unanimously.

Peach moves to approve the Cersosimo Industries application for a minor subdivision on property located on Welcome Hill (Map 15. Lot A1) as presented tonight. The motion was seconded by Vollbehr and passed unanimously.

Items for Discussion

Review for Completeness – First Universalist Church

Chesley noted that the checklist has not been completed. Parisi noted that there are specific instructions on the form for the applicant to read. Parisi noted that we should not review the application if it is not filled out completely. McKeon noted that the Economic Development Committee had a conversation about the Planning Board and noted that there was some concern with how long an application can take to process. McKeon noted that he did explain that many times the issue is the applicant and/or his agent submitting an incomplete application. McKeon noted that the EDC was in agreement that if the application is not complete, it should be sent back.

Corliss noted that he would like to review the application even though the checklist is not filled out.

Parisi moves that the board not review the application for completeness as the applicant has not followed the process. The motion was seconded by Peach and passed by majority. (Yes: Vollbehr, Peach, McKeon, Chesley and Parisi) (No: Corliss and Lawson-Kelleher)

Lachenal will contact applicant.

It was also noted that there does not appear to be a use intensity statement in the application and the lot numbers on the application and the plans do not match.

Master Plan

Nothing else happens until after town meeting for funding

Items for Information

Other Business

Cersosimo Letter – (see attached)

McKeon noted that this letter from the Selectboard to Cersosimo is the latest round with them. McKeon noted that the Selectboard is requesting the Planning Board to send a letter to Cersosimo requesting them to Title the cover sheet Excavation Permit Site Plan and re-title plan sheet 3 Excavation Permit Final Conditions Site Plan, Granted March 4, 2013 and to prepare a final mylar suitable for recording that captures the revisions.

Corliss made a motion to have Lachenal write a letter from the board. The motion was seconded by Vollbehr and passed unanimously.

Items for Signature

Notice of Voluntary Merger – Map 12, Lots A2.4 & A2.5

January 6, 2014 minutes

JA Mulligan – 11X14 - Still not the same document. (Revision dates/Owner signed)

Adjournment

Corliss moves to adjourn at 8:45 PM. Rolland seconds the motion which passes unanimously.

The next meeting will be held in the Town Offices at 7:30PM March 17, 2014.

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:

Brad Chesley, Chairman

Date