

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, May 19, 2014

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

Call to Order

Corliss called the meeting to order at 7:04

Seat Alternates

Joe Parisi is seated for Susan Lawson-Kelleher

Mike Lynch is seated for John Koopmann

Review of the Minutes

May 5, 2014

Chesley motioned to accept the minutes as amended from May 5, 2014. The motion was seconded by Rolland and passed unanimously.

Appointments

Mark Lanoue - 1763 Route 9 - Conceptual Consultation – No minutes were taken as conceptual consultations are non-binding on either party. Mr. Lanoue will go to zoning board for permission for outside storage. It was noted that he will have to come back to the Planning Board when/if he receives a variance from the Zoning Board.

Donahue -- Dave Bergeron –

Dave Bergeron was present to inquire as to the status of the plans. Bergeron noted that he had provided the plans for the last meeting and believed that all of the conditions had been met. McKeon noted that one of the conditions is a satisfactory bond with the Selectmen, which has not been completed. Bergeron noted that it does not make sense to negotiate the bond with the Board of Selectmen at this time as there is nothing happening and in a few years, the values will have changed. McKeon noted that he does understand this, but boards do change, and there is nothing on the plan to direct someone in the future to make sure the bond is in place. Bergeron noted that he would be happy to add a note on the cover sheets to make it obvious. Corliss noted that at this time the Planning Board can only determine if there is a satisfactory bond agreement with the Selectboard. The board has determined the condition has not been met.

It was noted that if the Selectboard found it satisfactory to add a note to the plan, then the applicant could come back to this board with that information.

McKeon noted that values will change. McKeon noted it is also in this board's best interest for the plans to be signed and not left for future boards to decipher.

Corliss polled the board and it was unanimous that the PB would accept an agreement with the Board of Selectmen for this condition and will sign the plans once the Board of Selectmen are happy.

Bergeron will get with McKeon to get a list of what will need to be included in the bond agreement and go before the Selectboard.

Hawker, Peddler, Itinerant Vendor Ordinances

The board was provided the ordinance from Hinsdale as information. The board discussed the ordinances and how they would work in Chesterfield.

Chesley noted that he believed the ordinance to be too restrictive. The board discussed the need for having an ordinance that addresses these types of issues. It was noted that a member of the community came before this board and we could not answer his questions. McKeon noted that there is a need for regulations so that we can allow things that make sense and not allow things that do not fit with the Master Plan. Parisi noted that he agrees there is a need for something, but believes that the Hinsdale Ordinances are too much for our needs. The board will look for simpler ordinances and come to the next meeting with more information.

First Universalist church – Letter from Fire Chief/ Plans to sign

The board reviewed an email forwarded by Tim Sampson from Jeff Chickering.

Parisi moves to accept the email from Jeff Chickering as sufficient, noting that it meets one of the conditions of approval. The motion was seconded by Peach and passed unanimously.

The board noted that the other condition has not been met. The applicant did not provide copies of the first page (prepared by David Mann) in full size as requested. It was noted that there are also no signature lines on pages A-1 or A2.

Lachelal will notify the applicant of the missing information.

Master Plan update from Meeting 5/8/14

Chesley provided the board with a draft from Southwest Regional Planning Commission (SWRPC) regarding work and cost. It was noted that the total cost was estimated at \$27,550.00 but the Master Plan Committee is working on getting that number lower. Chesley noted that the Master Plan Committee needs a vote from the Planning Board to sign the contract with SWRPC. Chesley noted it includes printing of approximately 12 copies. Chesley noted that the Master Plan Committee recommends going forward with SWRPC and signing the contract.

Peach asked what happens if there is not enough money for the update. McKeon noted that he believes the budget for the Master Plan was lumped into the Planning Board budget and there would be very little room with the budget as the Planning Board budget is not very big. McKeon noted that you cannot exceed a municipal budget. (** Note after the fact: The Planning Board budget DOES NOT include the funds for the Master Plan**)

After some discussion, the board decided it would like to have more concrete numbers before accepting/denying the proposal from SWRPC. The next Master Plan committee meeting will be held on Thursday May 29, 2014 at Town Offices. The board will re-visit this issue again at the next meeting.

Letter to applicants from Board

Board reviewed the information provided by the people asked to review the letter.

Board will read it and come back to this at the next meeting.

Lachelal will email all information provided tonight to each board member.

Items for Information

Request for Project Review – NH Historical - No action required.

Other Business

McKeon noted that the Selectboard has been notified that there are people interested in leasing the Shell gas station. The Selectboard has received a request to sign a letter stating that the Town does not have issue with them having a liquor license. It was noted that the Selectboard does not issue liquor licenses, but it was requested to assist them in applying with the State.

It was noted if there is no change in the use of the property, they would not need to come before the Planning Board.

Items for Signature

April 21, 2014 minutes

Cersosimo plans - Signed

First Universalist Church – if complete – not signed as they are not complete.

Adjournment

Peach moves to adjourn at 9:01PM. Vollbehr seconds the motion which passes unanimously.

The next meeting will be held in the Town Offices at 7:30PM June 2, 2014.

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:

James Corliss, Chairman

Date