

**TOWN OF CHESTERFIELD, NH  
PLANNING BOARD**

**Monday, July 21, 2014**

**Present:** James Corliss, Jon McKeon, Joe Parisi, Mike Lynch, Davis Peach, and Susan Lawson-Kelleher

**Call to Order**

Corliss called the meeting to order at 7:04

**Seat Alternates**

Mike Lynch seated for Roland Vollbehr

Joe Parisi seated for John Koopmann

**Review of the Minutes**

July 7, 2014

*Parisi motioned to accept the minutes as amended from July 7, 2014. The motion was seconded by McKeon and passed unanimously.*

**Appointments**

**Conceptual consultation - Dave Bergeron/Grace Church -** Old Swanzey Road expansion of parking lot. No minutes were taken as conceptual consultations are non-binding on either party.

**Conceptual Consultation - Dave Bergeron/Nicol -** 2 lot subdivision Old Swanzey Road  
No minutes were taken as conceptual consultations are non-binding on either party.

**Items for Discussion**

Contact initial conceptual applicant regarding small vendor permits

Corliss will contact Morel and let him know that the regulations have been approved.

Master Plan update

McKeon noted that he has talked with the conservation committee asking for assistance with the Master Plan.

Route 63/9 traffic study update

McKeon will be the Planning Board representative. There is a meeting on August 1, 2014 at the Town Office building.

Zoning Regulation 401.2

Lachenal noted that there were discussions in the past about these regulations and it may be time to start thinking about them again if the board wants to make changes.

401.2 Signs

Peach noted that board members should individually look at the regulations and bring their thoughts to a future meeting. Peach noted that he believes that they all look fine, except D.

Parisi noted that he is unsure of the definition of freestanding as it pertains to signs. McKeon noted that it means not attached to the main building. Parisi noted that he believes that should be the wording so as to eliminate confusion. (Only allowed one sign, not attached to the building). Peach noted that a gas

station should also be allowed to have brand name information. Peach noted they should have the choice on a pillar type sign or the canopy. Peach noted that sometimes a smaller sign is more of a road hazard.

The board reviewed the previous proposed regulations:

#### 401.2 Area

- A. Surface Area Per Sign: No business signs have a TOTAL CUMULATIVE surface area larger than thirty-two [32] square feet per business. THIS INCLUDES ALL TYPES OF SIGNS PERMANENTLY ATTACHED OR OTHERWISE visible from the Road. Exempt from calculation is a 2 square foot sign indicating open or closed.
- B. No home occupations sign may have a surface area larger than six [6] square feet.
- C. Signs intended to be seen from two directions etc.
- D. Cumulative Signage: No business may have more than a total of sixty-four [64] square feet accumulative of advertising signs for intended for exterior viewing [including product and trade signs].
- E. No business shall have more than one free standing sign, WHICH IS TO BE INCLUDED IN THE TOTAL ALLOWABLE SIGN COVERAGE UNDER SECTONS A. AND D. Buildings that contain multiple business' shall have one directory sign with a square footage no more than 32 Sq. ft. each side. ADA signs are exempt from calculation.

Peach noted he would define freestanding as a sign on a pole. McKeon noted he would like to add a regulation to allow canopy signage for gas stations in place of freestanding signs.

The board discussed the definition of freestanding. Lawson-Kelleher noted that she would not consider canopy signage as freestanding as it is on a structure. Parisi noted that signage has become out of control in this Town. It was noted that there is an issue in Town with regulations not being enforced.

*Peach moves to ask the Selectmen to instruct the Code Enforcement Office to enforce the signage regulations. The motion was seconded by McKeon.*

#### Discussion:

Parisi – if the signage has been in place for 40 years, and we have ignored it for years, do we have a right to now make them comply. McKeon noted that yes, we do have the right. Peach suggested that we make people comply and see if it is workable. Go out and enforce the ordinance. If there is a backlash, from the people saying that it is not doable. Then we look at the reasonableness of the regulation.

McKeon asked if we want to enforce the zoning regulation as it sits now and wait for the businesses to come in and complain or do we short cut that and go to the businesses and say we are going to enforce the ordinances as written, do you have input to bring to the planning board prior to this happening. May be more constructive that way. Lawson-Kelleher noted that it would be more amicable.

*McKeon calls the question, Peach seconds the motion which passes by majority.*

*The motion is called and fails. (no: Lawson-Kelleher, Peach, McKeon)*

*Peach moves that the Planning Board request that the Selectboard have the Code Enforcement Office enforce the current zoning sign regulations (401) starting with the most recently installed signage and working backwards. The motion is seconded by McKeon and passes by Majority. (No: Lawson-Kelleher, Lynch)*

#### Zoning Regulation 203.4

The board will review this at a future meeting. Lachenal will forward the previous meeting minutes for the board to review.

Donahue information received yet

Nobody has contacted Corliss.

Request for one year extension received from Brickstone Land Use Consultants.

Peach would like to wait. Have Corliss talk to the LGC about the regulations and the legality of the question.

Corliss will speak with LGC.

Rules of procedure on seating of members

Discussion at a later meeting.

**Items for Information**

**Other Business**

**Items for Signature**

**Adjournment**

*Parisi moves to adjourn at 9:05 PM. Peach seconds the motion which passes unanimously.*

The next meeting will be held in the Town Offices at 7:30 PM August 4, 2014.

Respectfully Submitted by:

**Patricia Lachenal**

**Planning Board Secretary**

Approved by:

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**James Corliss, Chairman**

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**Date**