TOWN OF CHESTERFIELD, NH
PLANNING BOARD

Monday, July 7, 2014

Present: James Corliss, Jon McKeon, Rolland Vollbehr, Joe Parisi, Brad Chesley, Davis Peach and Susan Lawson-Kelleher (7:54)

Call to Order
Corliss called the meeting to order at 7:00

Seat Alternates
Joe Parisi seated for John Koopmann

Review of the Minutes
June 16, 2014

Vollebher motioned to accept the minutes as presented from June 16, 2014. The motion was seconded by Chesley and passed unanimously. The minutes will be signed tonight.

Appointments

Land Use Regulations - The purpose of this hearing is to discuss the proposed addition of Land Use Regulation 201.5 Small Vendor Permits, to set the fee for such permits and amend Appendix B (fees). (Sue showed up for this)
Board reviewed the proposed regulation. The public was provided a copy.
Chesley inquired if there was a definition for Small Vendor. It was noted that there was not a definition proposed.
The hearing was opened to the public. Jeff Scott noted that maybe there should be a definition to know what a small vendor means. The board noted that without a definition, it was left up to the board.
With no other questions or comments *Lawson-Kelleher moved to close the public hearing. The motion was seconded by Vollbehr and passed unanimously.*

Parisi moves to accept the proposed addition of Land Use Regulation 201.5 Small Vendor Permits, to set the fee for such permits and amend Appendix B. The motion was seconded by Vollbehr and passed by majority. (NO: Chesley)(Abstain: Peach)

Items for Discussion
Master Plan update
Chesley provided the board with information from Lisa at SWRPC regarding the Master Plan.
Paris noted that Natural Resources would not have changed as they are what they are and asked what are they doing for $3,932.50. Also, the vision section should not change as well.
McKeon noted that Natural Resources do change, but the Conservation Commission did just do an extensive inventory. This was done by Jeff Littleton. It should cover everything that is needed. SWRPC should be able to extrapolate from the NRI.
Parisi asked who provides input to the Vision section? Chesley noted it comes out of the survey. Parisi noted he would think that the Town would want to compile that information, not a third party. McKeon noted that they are used to collecting the data. Peach noted that a third party is less biased. Parisi noted that it seems strange to give it to a third party.

It was noted that the total listed is $21,948.50 which does not include the cost of the survey, copies, advertisement in the shopper and the $50.00 per hour for SWRPC to attend meetings.
Peach noted that the committee will speak with Lisa from SWRPC regarding the work that has already been done.

McKeon moves to approve the master plan proposal as presented by the master plan subcommittee for work to be preformed by SWRPC and all other work associated with the Master Plan within the budget set forward. Vollbehr seconded the motion
Discussion:
Parisi thinks we are making a mistake farming out to a subcommittee of two or three people. Peach believes that the Town gave the money and the committee should be allowed to spend that money on the Master Plan as the subcommittee feels appropriate.
The motion passes by majority. (Abstain: Parisi)

Parisi believes that there should be more people involved in the Master Plan.

Application for Small Vendor Permits if approved

The board reviewed the proposed application for Small Vendor Permits.
Parisi noted that the application states business owner, but the regulations state property owner.
The board would like the application to include a place for the Property Owner to sign and to change where it asks for the Business/Owner's name to the Property Owners name.

Peach moves to accept the application for Small Vendor Permits as amended. The motion was seconded by Parisi and passed unanimously.

Items for Information

Six common myths about nonconforming uses

Other Business

McKeon noted that the State is going to do a traffic study of Route 9 and 63. They are forming a committee. Working in partnership with SWRPC and are looking for representation from different departments, committees and boards. McKeon assumes JB Mack will be in charge.
McKeon will check to see if he can sit in as rep of the PB.

McKeon noted that the board will be getting a call from an attorney that is working with the Town on the conditions and the bond for the Donahue Property.
The proposed Bond agreement was not looked at favorably by the attorney for the Town. McKeon noted that the State statue says the bonding will be in place before the plat is signed. The attorney will be sending over some language. As soon as we sign the plat, marketing happens they are sold, they could go in and start a roadway and abandon it leaving it the duty of the town to finish it. The attorney noted we may have us amend the conditional approval.

Peach noted that he agrees with Parisi's comments from the last meeting and believes we should work on rules of procedure that we clarify that if something comes up and you were not at that meeting, you don't participate and re-invent the wheel. The board would like to talk about this in the future

Peach noted when an alternate has been seated and then the full member shows up it has been the practice that the full member does not take the seat until that discussion is over. He would like this clarified in the Rules of Procedure. Lawson-Kelleher noted that the board may want to be careful about setting this in stone as there are other things to consider.

Parisi noted that he is unsure why the full member gets seated at all when they show up late. Lawson-Kelleher noted it was state statute. Parisi would like to see that statute.

Items for Signature

June 2, 2014 minutes

Adjournment

Peach moves to adjourn at 8:45 PM. Chesley seconds the motion which passes unanimously.

The next meeting will be held in the Town Offices at 7:30 PM July 21, 2014.

Respectfully Submitted by:
Patricia Lachenal
Planning Board Secretary
Approved by:

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James Corliss, Chairman   **Date**