

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, December 15, 2014

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

Call to Order

Corliss called the meeting to order at 7:05

Seat Alternates

Mike Lynch seated for Rolland Vollbehr

Joe Parisi seated for Susan Lawson-Kelleher

Review of the Minutes

December 1, 2014

Chesley motioned to accept the minutes as presented from December 1, 2014. The motion was seconded by Peach and passed unanimously.

The minutes will be signed tonight.

Appointments

Conceptual consultation - John Daly 170 Gulf Road– No minutes were taken as conceptual consultations are non-binding on either party.

Charles A Donahue, Trustee of the Charles A. Donahue Revocable Trust of 1988 – This is a continuation of a hearing to discuss the conditions of approval of property located on Route 63 (Map 12A, Lot A-2) consisting of approximately 75.66 acres in the Residential zone.

Dave Bergeron was present for the applicant. Bergeron explained that the note has been added to the plan as requested and the letter of credit has been provided. The only changes that have been made in addition to the note is a couple of small revisions to the retention ponds and the septic due to the State AOT and subdivision permits.

Davis moves to close the public hearing Chesley seconds the motion which passed unanimously.

Parisi moves that the conditions on the Charles A Donahue, Trustee of the Charles A. Donahue Revocable Trust of 1988 have been met. Chesley seconds the motion which passes unanimously.

The plans will be signed tonight.

Town of Chesterfield Planning Board - A public hearing will take place to review and vote on the following proposed amendments to the Chesterfield Zoning Ordinance: Adding definitions for the following items: **Permanently Attached Sign, Permanent Free Standing Sign, Temporary Sign and Real Estate Sign.** Regulation 401.2 C the board is suggesting changing one word:

From : C. Signs intended to be seen from two directions (e.g., back- to-back signs erected perpendicular to a lane of traffic) may have thirty-two (32) square feet of surface area visible to each lane of traffic.

To: C. Signs intended to be seen from two directions (e.g., back-to back signs erected perpendicular to a lane of traffic) may have thirty-two (32) square feet of surface area visible to each direction of traffic

The board discussed the proposed additions/changes:

The proposed definition for Permanent Free Standing Sign is: A sign established on a freestanding frame, mast or pole and not attached to any building. Also known as detached sign, freestanding sign, pole sign, ground sign or pylon sign.

Peach moves to approve and recommend the new definition for Permanent Free Standing Sign as presented. McKeon seconds the motion which passes unanimously.

The proposed definition for Permanently Attached Signs is: A sign that is attached to the primary building as approved by the Planning board in the site plan review.

Chesley moves to approve and recommend the new definition for Permanent Attached Sign as presented. Koopmann seconds the motion which passes unanimously.

The proposed definition for Temporary signs is: “temporary sign” is any sign, handbill, or poster which is placed to advertise or announce a specific event, or which pertains to a particular event or occurrence, or vendor product display/endorsement, or which is not designed or intended to be placed permanently. This section excludes political campaign signs which are regulated by state RSA. Examples of temporary signs include, but are not limited to, signs, handbills or posters relating to garage sales, concerts, swap meets, summer sale, clearance sales, new pricing of product, product endorsement, etc.

Parisi noted his concern with which regulations this definition coincides with. He noted that he would like to make sure that all of these types of signs should be grouped together prior to making a decision on this definition. It was noted that there are regulations for temporary off premise signs, but not for on premise signs at the current time. The board will be discussing those regulations later this evening.

Chesley moves to approve and recommend the new definition for Temporary Signs as presented. Peach seconds the motion which passes by Majority with Parisi abstaining.

The proposed definition for Real Estate Sign: A temporary non-electrical ground or wall sign that either:

- i. Advertises the on-site sale, rental or lease of the premises or a portion thereof; or
- ii. The off-site advertising (including balloons and directional signs) of an open house.

Chet Greenwood asked if there should be a regulation on the size of the Real Estate sign. It was noted that the board had previously discussed a regulation including a size requirement. The size requirement will be located in the regulations, not in the definitions.

McKeon moves to approve and recommend the new definition for Real Estate Sign as presented. Peach seconds the motion which passes unanimously.

The proposed change to regulation 401.2 Area: The only change is to “C” which currently reads :
C. Signs intended to be seen from two directions (e.g., back- to-back signs erected perpendicular to a lane of traffic) may have thirty-two (32) square feet of surface area visible to each lane of traffic.
The change as presented is changing “lane of traffic” to “direction of traffic”. Making “C” read:

Signs intended to be seen from two directions (e.g., back-to back signs erected perpendicular to a lane of traffic) may have thirty-two (32) square feet of surface area visible to each direction of traffic. This will not affect 401.2 A, B or D which will not change.

Paris moves to approve and recommend the change to 401.2 C as presented. Chesley seconds the motion which passes unanimously

The proposed five (5) changes/additions will be added to the ballot as recommended by the Planning Board for Town vote at the Town meeting in March.

The board discussed where to Real Estate signs as a sub bullet to allow some regulation as to size and location. McKeon noted that there is currently regulations regarding off premise signs, but not on premise signs.

The board discussed the need for a permit regarding a Real Estate sign, and the possibility of permit by notification.

It was noted that 401.8 should become 401.10 so that it is still the last item in the section.

Parisi moves to recommend that regulation 401.8 (all signs must be kept in good repair) be renumbered to 401.10. The motion is seconded by McKeon and passes unanimously.

The board will be recommending that Zoning Regulation 401.10 read: All signs must be kept in good repair.

Parisi moves that the board recommend that 401.8 be titled Temporary on Premise signs. McKeon seconds the motion which passes unanimously.

The board discussed the need for regulations under 401.8 and allowing/not allowing temporary signage at some level. It was noted that many of the board members believe that promotional temporary signs should be allowed on some level.

McKeon will come up with a couple ideas for regulations before the next meeting. McKeon will email the ideas to Lachenal who will forward them onto the board members for review prior to the next meeting.

The board discussed a proposed 401.9 Real Estate Signs to read : Real Estate signs for properties for sale, rent or lease, provided they are removed five (5) days after the property is sold, rented or leased. Directional Real Estate signs are allowed off premises, one per length of same road, provided they are removed five (5) days after the property is sold, rented or leased. Signs are to be limited to six (6) square feet for two sided perpendicular or parallel with the road. These signs are permitted by notification to the building inspector in writing.

Davis moves that the board recommend the 401.9 Real Estate signs be added to the Zoning Regulations as presented. Chesley seconds the motion which passes by majority.

Parisi moves that the board recommend what was previously approved as 401.9 be made 401.9 A and add 401.9 B to read Real Estate signs are allowed within the front set back. The motion was seconded by Chesley and passed unanimously.

The board discussed the previously suggested changes to 401.2 Area and the addition of item “E” and “F” as suggested at the 12/1/14 planning board meeting. The board reviewed the suggested wording.

Davis moves that the board recommend adding “E” and “F” to 401.2 Area as follows: E. Buildings that contain multiple businesses shall have one directory sign for the building business with a square footage no more than 32 Sq. ft. each side. This calculation will be used in the total cumulative signage allowance for each business. Each business would use the 32 ft of directory signage and then combine that with the attached signage for a sum not to exceed sum stated in D. ADA signs are exempt from calculation.

F. No business shall have more than one free standing sign, which is to be included in the total allowable sign coverage under sections A. and D. ADA signs are exempt from calculation.

McKeon seconded the motion which passed by majority (No: Lynch Abstention: Koopmann)

McKeon moved to hold a public hearing on the proposed recommended additions/changes to the Zoning Ordinances on January 5, 2015. Chesley seconded the motion which passed unanimously.

Corliss noted that Saba was approved for “Irving” to be added to the canopy of the gas station. Corliss noted that the board had previously mentioned the possibility of adding regulations for gas canopies. Chesley noted that he believes there are no more regulations needed, the system worked. Parisi noted that wording on a gas station canopy is a non-issue for him. The board will discuss gas station canopies again at a later date.

Items for Discussion

Master Plan update

Chesley noted that he has Emailed Monadnock Shopper News looking to get the survey inserted and go to the residents of Chesterfield only. Chesley has not received an answer to his email to date.

Chesley noted that Lisa from SWRPC Working on first 3 sections and is looking for a contact email for highway department, P&R, police department and building inspector. Lachenal will forward this information to Chesley. Next Master Plan meeting is hopefully being scheduled for the 18th of December here at 7:00. Chesley will contact Lisa and request her presence.

Route 63/9 traffic study update

McKeon noted that the State committee is not coming back to the selectboard or having another meeting with any local input until they talk to people with the State organization.

Browne Limited Partnership

No movement.

Change of use

Received information from counsel. McKeon will forward information from NH Municipal Association to Code Enforcement.

Items for Information

Other Business

Zoning Enactment by Petition

Petition received. The board will hold the public hearing at the next meeting of January 5, 2015.

McKeon Public Budget hearing is February 7th. McKeon would like someone from this board to be available there for any questions regarding the changes to Zoning. Koopmann will be at the meeting in his capacity as a member of the budget committee, McKeon would like one more person to attend if possible.

January 19, 2015 is a holiday. *Chesley moves to have the hearing normally scheduled for the third Monday of the month moved to the second Monday of the month (January 12, 2015) Koopmann seconds the motion, which passes unanimously.*

There is a holiday on the second meeting of the month for February. The board will discuss this at a meeting in January.

Items for Signature

Proposed amendments to the Zoning Ordinances

Charles A Donahue, Trustee of the Charles A. Donahue Revocable Trust of 1988

November 17, 2014 minutes

December 1, 2014 minutes

Adjournment

Chesley moves to adjourn at 9:52M. Peach seconds the motion which passes unanimously.

The next meeting will be held in the Town Offices at 7:30 PM January 5, 2015

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:

James Corliss, Chairman

Date