

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, May 18, 2015

Present: James Corliss, Jon McKeon, John Koopmann, Joe Parisi, and Rolland Vollbehrr

Call to Order

Corliss called the meeting to order at 7:13

Seat Alternates

Joe Parisi seated in place of Brad Chesley

Review of the Minutes

May 4, 2015

John Koopmann motioned to accept the minutes as amended from May 4, 2015. The motion was seconded by Jon McKeon and passed unanimously.

Appointments

Richard Wrobel, Jr – This is an application for a Small Vendor Permit in Conjunction with an Existing Commercial Enterprise for property located on Glebe Road (Map 7 Lots G2.1 & 3) consisting of approximately .94 acres in the Commercial/Industrial zone.

Corliss noted that the board did not note any deficiencies when they reviewed the application for completeness.

Corliss noted that there is a sign ordinance in Chesterfield that limits the number of square feet and does not allow banners or streamers.

Richard Wrobel Jr noted that the stand is open and he has one sign on the top of the stand and two banners. The banners are used as an eye catcher and they are about 2X6.

The board discussed the regulations pertaining to signs. The board discussed the difference between two businesses in one building and two businesses on one site. McKeon noted that there is already a 4x8 sign on the property for J&J. We have to take a look at this in a view that it does not conform to our regulations because we do not address the signage in the permit process and we do address lots with multiple businesses by allowing a single directory signs and additional signs for each business.

Corliss noted that 32 square feet is allowed where there is a building that contain multiple businesses, but this is not one building with multiple businesses. Parisi noted that there is no sign violation because the regulations do not address this situation. Parisi noted the board cannot hold the applicant to something that is not written. McKeon noted that the intent of the sign ordinance is that a lot with multiple businesses will have one directory sign and then each business is allowed to have a sign on their business up to 32 square feet. Koopmann noted that he supports the application and would consider any signage above 32 square feet to be in violation. Koopmann noted that the regulations do need to be looked at again and need to address multiple businesses on one lot, but not in the same building. Parisi noted that he passes the stand daily and has no issue with the signage and has in fact not noticed it. Parisi noted that because it is not addressed clearly in the regulations,

there should be no issue with the current signage. McKeon noted that he feels that the regulations do address the issue. McKeon noted that flags and such are prohibited by 401.2E.

The board was asked if anyone had any objection to the 32 square foot double sided “Rick’s vegetable and herbs” sign. No board member had an issue with that sign. The consensus of the board is that the additional banners “Flowers and vegetable plants” do violate the sign ordinance.

The board had no other concerns with the application.

Vollbehr moved to approve Richard Wrobel Jr’s application for a Small Vendor Permit in Conjunction with an Existing Commercial Enterprise for property located on Glebe Road (Map 7 Lots G2.1 & 3) consisting of approximately .94 acres in the Commercial/Industrial zone, with the restriction of the one 32 square foot double sided sign. The motion was seconded by McKeon and passed unanimously.

It was noted that the permit will be reviewed yearly.

Items for Discussion

Master Plan update

Next meeting is Thursday May 21, 2015.

Rules of procedure

Corliss noted that this discussion will be tabled to when more board members are present. Parisi noted that he hopes that we are not bound by the rules as they are written, noting that he would like to be able to talk about how the board would like things to go and adjust the rules accordingly. It was noted that the rules are made by the board and will need to be discussed at a public hearing.

Items for Information

NHDOT Driveway permit – Donahue

Koopmann noted that he has noted that some properties seem to be starting development before they are issued a driveway permit and would like to know if something can be done. McKeon will look into this and get back to the board.

Other Business-

Koopmann asked if the Planning Board had received a petition pertaining to the GS Precision property. McKeon noted that the Selectboard has received information and will be discussing it in the future.

Vollbehr noted that VT telephone has 4G towers throughout Brattleboro and he will be getting rid of Fairpoint. Vollbehr noted that the Town Hall could get it from them as well. McKeon noted that Selectmen Brad Rosco is working on getting broadband in town. McKeon suggested Vollbehr contact Rosco and they could work together. McKeon will get Rosco’s contact information to Vollbehr.

Items for Signature

April 20, 2015 approved minutes

Voluntary merger – Cormier, William & Sandra
Adjournment

Parisi moves to adjourn at 8:10. Vollbehr seconds the motion which passes unanimously.

The next meeting will be held in the Town Offices at 7:30 PM June 1, 2015

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

_____ **James Corliss, Chairman**

_____ **Date**