

**TOWN OF CHESTERFIELD, NH  
PLANNING BOARD**

**Monday, July 20, 2015**

**Present:** James Corliss, Brad Chesley, John Koopmann, Joe Parisi, Davis Peach, Rolland Vollbehr.

**Call to Order**

Corliss called the meeting to order at 7:02

**Seat Alternates**

Joe Parisi seated in place of Susan Lawson-Kelleher.

**Review of the Minutes**

July 6, 2015

*Brad Chesley motioned to accept the minutes as presented from July 6, 2015. The motion was seconded by Rolland Vollbehr and passed unanimously.*

**Appointments**

**Conceptual consultation – Travis Davenport**– No minutes taken as conceptual consultations are non-binding on either party.

**D&T Partners LLC/ Area 51** – This is a continuation of an Application for an amended Site Plan review for property located at 7 Brown Ave, Chesterfield NH, (Map 14C-D1 & D2) consisting of approximately 2.93 acres in the Commercial/Industrial zone. This is a public meeting for review of an amended site plan.

Jim Phippard was present for the applicant. Phippard provided the board with a letter (dated 7/20/15) outlining the changes proposed with the application for amended site plan. Phippard provided the board with a letter from DES regarding the sewage disposal system. Phippard noted that the State will not issue the septic system until the well water is in place and complete. Phippard noted that septic system approval is a condition of approval, however the well issue cannot be handled to the satisfaction of the State prior to signatures on the plans. Phippard noted that the applicant is asking the board to accept the letter from DES as approval for the septic system. Phippard noted that a driveway permit has been issued by the State of New Hampshire. It was noted that the required changes/adjustments to Route 9 as conditions of approval for the driveway are at the sole expense of the applicant. Phippard noted that a limit of work line has been added to sheet 3 along with a note indicating that no trees are to be cut outside the limit of work line. Phippard noted that the dry hydrant and water storage tanks have been moved to under the parking lot. The tunnel and tank system lock together. The tank capacity is at 50,000 gallons now, and subject to code review and decision by the Fire Marshal. It was noted that the Fire Department access plan was reviewed by Steve Dumont and a letter was provided to the board by Phippard from Dumont. (dated 7/17/15) Phippard noted that the type of infiltration under the parking lot has been changed to

chambers. This system will allow larger storage. Corliss asked if the new system changed the rate of infiltration. Phippard noted that the rate does not change, only the amount of storage. Phippard went over the design noting that the system is capable of storing greater than a 50 year storm without runoff from the site. It was noted that there is no concern regarding the slope on Gulf Road. M&W soils supervised the test pits and noted that it is far enough away and deep enough that there is no worry. Koopmann asked what would happen if the maintenance was not maintained. Phippard noted that the parking lot would flood, making the owner the only one to suffer. Phippard noted that there were changes made to the stone wall. The changes are all below grade and will not effect the look of the wall, the changes will make the wall last longer and be more sturdy.

The meeting was opened to the public.  
There were no comments/questions from the public.

*Peach moved to close the public hearing. The motion was seconded by Vollbehr and passed unanimously.*

The board discussed the proposed changes listed on the letter from Brickstone dated 6/16/15. Peach noted that he believes the only items holding up the application now are the third party review and the relationship between the well and the septic.

*Peach moved to approve the changes in the striping of the roadway as indicated in the NHDOT driveway permit, the culvert under the driveway, the increase in sprinklers and the 50,000 gallon tank, the move of the water tanks and the dry hydrant, the light plan is acceptable and the no cut line on the plan is acceptable. The motion was seconded by Vollbehr.*

*Discussion: There are some items that are not included in the motion. Vollbehr withdraws his second and Peach withdraws the motion.*

*Vollbehr moves to approve the minor modifications as presented for D&T Partners LLC by Brickstone through an application for an amended site plan. (Map 14C-D1 & D2). The motion was seconded by Peach and passes by majority vote. (No: Koopmann and Parisi). Parisi would like to note the reference to the letter from Brickstone dated 7/20/15.*

*Chesley moves that condition number four (4) on the Conditional Approval for D&T Partners on March 16, 2015 has been met by a note added to the plan. The motion was seconded by Peach.*

*Discussion: Parisi noted that the note does not use the same language as indicated on the notice of decision. Parisi noted that it is a subtle difference, but the wording on the plan is glare and on the Notice of Decision it is Light sources.*

*The motion passes by Majority. (No:Koopmann and Parisi)*

Corliss read a letter provided by the applicant from the Fire Inspector indicating approval.

*Parisi moved that condition number three (3) on the Conditional Approval for D&T Partners on March 16, 2015 has been met as per the letter from the Chesterfield Fire Inspector dated 7/17/15. The motion was seconded by Peach and passed unanimously.*

Corliss noted that the NHDOT Driveway permit (# 04-087-0041) provided by the applicant appears to cover the second condition of approval.

*Parisi moves that condition number two (2) on the Conditional Approval for D&T Partners on March 16, 2015 has been met by the State of NHDOT driveway permit number 04-087-0041. The motion was seconded by Chesley and passed unanimously.*

Corliss noted the applicant has provided a letter from DES stating that they cannot issue an approval for construction of the sewage disposal system until the final approval has been received from the Departments Drinking Water and Groundwater Bureau. This cannot be accomplished until the well is in place and has been tested.

*Chesley moves that condition number one (1) on the Conditional Approval for D&T Partners on March 16, 2015 has been met by a letter from DES dated 7/15/15. The motion was seconded by Vollbehr and passed unanimously.*

*Vollbehr moves that all of the conditions required by the Conditional Approval dated March 16, 2015 for D&T Partners have been met for final site plan approval. The motion was seconded by Peach and passed unanimously.  
The plans will be signed at the end of the meeting tonight.*

### **Items for Discussion**

#### Master Plan update and bill

Next meeting is July 23<sup>rd</sup>. A bill was received from SWRPC, Chesley will bring the bill to the next meeting for discussion.

The board received an email from the conservation commission secretary regarding planting and maintenance of trees. It was noted that there is a meeting on Aug 24<sup>th</sup> 6:30 in front of Town Office for anyone interested in being involved.

### **Items for Information**

#### **Other Business**

Review for completeness-

Corliss noted that there are two members of the chesterfield heights association and one of the properties in the application is located in the heights. Parisi noted he is listed as an abutter on the application.

Lachenal noted :

\$25 fee was not received for the Registry and the amount received was the wrong amount – should have been \$216.00 plus \$25.00 for registry. A check in the amount of \$341.00 was received. Lachenal asked for clarification on the name on the application. Paul & Mirna Saba and Sarah Newton are the owners of the properties and will be used as the name on the application.

Board reviewed items for completeness:

Parisi noted that the drawing is not complete. Parisi noted that he does not believe the scale is adequate. Koopmann noted that he agrees that the scale does not appear to be accurate and the entire property in question does not appear on the plan.

The board reviewed the checklist and the application.

*Vollbehr moves to accept the application from Paul & Mirna Saba and Sarah Newton for Boundary Line Adjustment as complete enough for review. The motion was seconded by Chesley and passed by Majority. (No: Koopmann) (Abstain: Parisi)*

The application will be on the agenda for public hearing on August 3, 2015 at 7:30.

**Items for Signature**

**Adjournment**

*Chesley moves to adjourn at 9:15. Rolland seconds the motion which passes unanimously.*

The next meeting will be held in the Town Offices at 7:30 PM August 3, 2015

Respectfully Submitted by:

**Patricia Lachenal**

**Planning Board Secretary**

Approved by:

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**James Corliss, Chairman**

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**Date**