

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, October 5, 2015

Present: James Corliss, John Koopmann, Joe Parisi, Rolland Vollbehr and Jon McKeon. Susan Lawson-Kelleher (7:16)

Call to Order

Corliss called the meeting to order at 7:05

Seat Alternates

Joe Parisi seated for Susan Lawson-Kelleher until 7:16 PM when Lawson-Kelleher arrived.
7:16PM Parisi was seated for Brad Chesley

Review of the Minutes

September 21, 2015

Joe Parisi motioned to accept the minutes as presented from September 21, 2015. The motion was seconded by John Koopmann and passed unanimously.

Appointments

Paul Saba/ Big Deal – This is an application for a Site Development review for property located at 1474 Route 9 (Map 11A, Lot B1) in the Commercial Industrial Zone.
Paul Saba, Tim Sampson and Mike Bentley present.

Tim Sampson noted that they have put in an application per the request of Chet Greenwood, Code Enforcement for the Town of Chesterfield. Sampson noted that a few things have been done to the site and Greenwood has requested an amended site plan. Sampson noted that an air and vacuum machine have been added, the car port was moved and the dumpster was relocated. Sampson noted that a deck has been erected as well. Corliss asked if all of the changes have already been made. Sampson noted that all of the changes have been made. Paul Saba noted that the deck was built, but the bridge has not been completed. Saba noted that every change was previously discussed with Greenwood. Saba noted that Greenwood indicated that it would not be an issue to put in the air/vacuum machine, move the dumpster & carport and Greenwood issued a building permit for the deck. Saba noted that he will be hiring a new contractor for the bridge part of the project. Sampson noted that Saba received a letter from code enforcement indicating that there is now a need to come to the Planning Board for the changes.

McKeon noted that the fact that a building permit was issued, does not relieve the applicant from the responsibility to get all of the permits and approvals required prior to a project. The applicant has the means to understand that they needed planning board approval prior to the project. The board reviewed the previously signed plans for Big Deal. The board noted that there are changes in the new pending application plan that have not been noted by the application. Some of the changes made to the plan, that were not mentioned by the applicant include: South end of the new parking lot has changed configuration, the North West end of the parking lot has changed

configuration and elevation, the loading area designation on the east end of the building has been removed, and to the south of the building there is no deck or access shown on the approved plans.

The board indicated that they need a complete list of changes proposed and/or made to the site. Parisi noted that the number of parking spaces has also changed, but it was not mentioned. Sampson will get a complete list of all of the changes proposed/made.

McKeon moves to continue the Paul Saba/ Big Deal public hearing to October 19, 2015 at 7:30 in the Town Office building. The motion was seconded by Rolland Vollbehr and passed by majority. (No: Lawson-Kelleher)

Items for Discussion

Area 51 – Jim Phippard – Phippard noted that the third party review was completed by Wood. The State Fire Marshall is also done with his review. The plans have minor changes as requested by Wood and/or the Fire Marshall. Phippard noted that the fire suppression system now requires two separate tanks. One tank is 45,000 gallon and connected to the dry hydrant and the second is 90,000 gallons and connected to the sprinkler system. There will be two separate tanks 45,000 each to reach the 90,000 gallon requirement for the sprinkler system. The placement is the same for the hydrant and the tanks are still located under the parking lot. A gravel pathway has been added from the egress doors at the back of the building and two wall packs for lighting. The proposed retaining wall has been eliminated. Due to handicap accessibility, a bit of grading has changed and wheel stops will be used instead of granite curbing. One light pole was too close to the wires and the Fire Marshalls office believed it may be a hazard, so the pole was lowered 4 feet. Phippard noted that all of the changes are minor and have come as a result of Wood, the Fire Marshall or National Grid's request.

Vollbehr, McKeon, Lawson-Kelleher, Corliss, and Parisi believe the changes are minor. Koopmann noted that he would like to hold a noticed public hearing for transparency. The board reviewed the conditional approval.

*Parisi moves that the Conditions of Approval for the application from **Area 51 Fireworks Store/D&T Partners LLC/Brickstone Land Use Consultants LLC** have been met. The motion is seconded by Vollbehr.*

Lawson-Kelleher makes an amendment to the motion on the floor, adding that the changes noted tonight and incorporated into the letter from Brickstone Land Use Consultants Agent, James Phippard dated October 5, 2015 are minor and do not require a noticed public hearing. Vollbehr seconds the amendment to the motion.

The amendment passes by majority (No: Koopmann and Parisi)

The full motion with amendment passes by majority. (No: Koopmann)

Phippard provided the board with full sets of plans, which will be signed tonight.

Master Plan Update – Vollbehr noted that it is going well. The committee is reviewing corrected chapters.

Right to know conference – December 3, 2015 at 7:00 PM

Education seminar- Nov 19 & 20 at the Radisson in Manchester – The NH Municipal Association the annual conference.

Other - McKeon noted that the Economic Development committee had a gathering and about 40 people showed up. There was a lot of discussion regarding the sign ordinances. Most of the issue comes from not allowing "open" signs and welcome flags. It was noted that the board needs to review the regulations again.

Bob Brockman showed pictures of properties in town that had vehicles and such noting that the properties were eye sores, and yet code enforcement was busy telling businesses to remove the "open or welcome" signs. Brockman noted that he would like to see something done to address this prior to the March meeting. McKeon noted that if it is brought up 120 days prior to the second Tuesday in March, then nobody can do anything and it will have to wait to be addressed at the meeting. Meaning that enforcement will not continue to address the issue until after the vote. Brockman noted that while he is in favor of allowing a welcome sign/flag and/or an open flag/sign, he would like to see restrictions on size and condition.

Review for completeness – Grace Church-

The board reviewed a Major Site Plan Application from Grace Community Evangelical Church *Lawson-Kellheer moves that the application is complete enough for review. The noticed public hearing will be scheduled for October 19, 2015 at 7:30 in the Town Office Building. The motion is seconded by Vollbehrand passes unanimously.*

Items for Information

Wetlands permit – The board reviewed the permit

Other Business

Items for Signature

Adjournment

Rolland moves to adjourn at 8:45. McKeon seconds the motion which passes unanimously.

The next meeting will be held in the Town Offices at 7:30 PM October 19, 2015

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:

James Corliss, Chairman

Date