

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, September 21, 2015

Present: James Corliss, John Koopmann, Brad Chesley, Davis Peach, Joe Parisi, Rolland Vollbehr and Jon McKeon. Lawson- Kelleher (8:02)

Call to Order

Corliss called the meeting to order at 7:05

Seat Alternates

Joe Parisi seated for Susan Lawson-Kelleher

Lawson-Kelleher arrived at the meeting at 8:02 and was present to vote on the Saba/Newton application.

Review of the Minutes

August 17, 2015

Davis Peach motioned to accept the minutes as presented from August 3, 2015. The motion was seconded by John Koopmann and passed unanimously.

Appointments

Davenport – This is an application for a Boundary Line Adjustment to change the annexing of a non-buildable lot for property located at 269 River Road (Map 1, Lot A012 and B003) consisting of approximately .5 acres in the Residential zone. This is a public hearing for acceptance of the application and may be followed by a review to grand or deny approval of the application.

The board reviewed the application for completeness. It was noted that this application is not typical and was done on a boundary line application form as it does not have its own application form. Chesley noted that there was not a plan with the application. It was noted on the application that there is a waiver request for #5 stating that it does not apply to the application.

Chesley moves that the application is complete enough for review. The motion was seconded by Peach and passes unanimously.

Travis Davenport and Harriet Davenport were present for the application. Travis Davenport noted that he has been before the Board on several occasions for conceptual consultations. Davenport noted that his parents, Harriett and James Davenport own a 20 acre parcel of land on one side of river road and a .5 acre parcel on the other side. The deed indicates that .5 acre parcel cannot be conveyed separately from the 20 acre lot. The application is to allow this .5 acre parcel to be conveyed to Travis and annexed to his property which is adjacent to the .5 acre lot. The intent is to remove the deed restriction and convey the property to Travis Davenport and put the deed restriction on the property he currently owns. Travis Davenport provided the Board with an agreement he received from his attorney changing the annexing of the property.

Jeff Scott (public) noted that it sounds like a legal matter and if the attorney states there is no issue, then it seems pretty basic.

Peach moves to close the public hearing. Chesley seconded the motion which passed unanimously.

Board discussion

Chesley noted that he had received a copy of the email sent from LGC. Chesley noted that the email indicated that there is an avenue to accomplish what is being asked. Koopmann noted that he does not have an issue with what is proposed, but would like to see the tax map designation on the agreement. Peach noted that the tax map designation is on the agreement on page 1. Vollbehr noted that he likes what has been presented. Peach noted that he was on the board during the original subdivision and remembers that the intent of the restriction was to not create two non-conforming building lots. The application does not deviate from the original intent. Parisi noted that he did not have any issues or questions regarding the application. McKeon did not have any questions or concerns.

Chesley noted that he believes there should be a modification to the plan. The new restriction should be put on the plan in place of the old one. McKeon noted that the agreement will be filed with the Registry of Deeds.

Peach moves to accept the conveyance of Lot 1 separate from Lot 5 to Travis Davenport, pursuant to the agreement dated September 16, 2015 agreed upon by James & Harriet Davenport, and Michael & Sharon O'connor. The motion was seconded by Chesley and passed unanimously.

Items for Discussion

Letter from Daniel Wrobel – The board reviewed the letter from Daniel Wrobel. The board does not feel a response is needed. Parisi noted that the letter indicates he is out of business, however he is still operating.

Master Plan Update

Chesley noted that there is still a remaining task list. All surveys back and all chapters are updated now applying the survey analysis to the chapters. Chesley noted that they still have not had any input from the Parks and Recreation regarding the requested information. On schedule for the 18 month finish date.

Workshop

Laying the foundation workshop – information given to the board.

PB Budget

Board reviewed the budget.

McKeon – would like to see the meetings and conferences line used more often. Koopmann noted that he would like the meetings and conferences line item to be at \$250.00.

Peach moves that the line item for Meeting and Conferences be restored to \$250.00. Koopmann seconds the motion which passes by majority.(No: Chesley Abstain: Parisi)

Review for completeness – Big deal

The board reviewed the application for completeness noting the following:

The plans have not been signed by the owner.

The owner has not signed the permission for site visit or the authorized representation form.

Peach noted that the name of site plan does not match what is being proposed on the Use Intensity Statement.

Chesley moves to accept the plan as complete enough for review.. The motion was seconded by Peach, and passed by majority (No: Koopmann)

Items for Information

McKeon noted that GS precision has decided to not come to Chesterfield. They will be staying in Vermont.

McKeon noted that Jim Larkin has resigned. Dan Cotter has been appointed to the Board and will fill the seat for the remainder of Larkin's term.

Economic Development committee is having a Business Forum at Peoples Bank from 5:30-7:00 on Thursday September 24, 2015

Other Business

Items for Signature

August 3, 2015 Minutes

Boundary line adjustment Paul & Mirna Saba and Sarah Newton

Susan Lawson-Kelleher is voting member and Parisi is an alternate.

The board reviewed the information provided from the attorney

Rolland moves to accept the conditions have met. Peach seconds the motion and it passes unanimously.

The plans will be signed this evening.

Adjournment

McKeon moves to adjourn at 8:41. Vollbehr seconds the motion which passes unanimously.

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

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:

James Corliss, Chairman

Date