

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, November 2, 2015

Present: Brad Chesley John Koopmann, Joe Parisi, Davis Peach, James Corliss, Jon McKeon, Rolland Vollbehr and Susan Lawson-Kelleher

Call to Order

James Corliss called the meeting to order at 7:00

Davis Peach was sworn in for another three year term

Seat Alternates

Joe Parisi seated for Susan Lawson-Kelleher and remained a full member throughout the meeting.

Review of the Minutes

October 19, 2015

Davis Peach motioned to accept the minutes as presented from October 19, 2015. The motion was seconded by Joe Parisi and passed unanimously.

Appointments

Tim Clark – EJP – Conceptual Consultation - No minutes taken as conceptual consultations are non-binding on either party.

Dan Ketola – Gateway Preserve – Conceptual Consultation - No minutes taken as conceptual consultations are non-binding on either party.

Items for Discussion

Master Plan Update –

Chesley noted that a meeting had not happened since the last update.

Open signs/Flags

McKeon noted that he was planning on having a draft of a new sign regulation pertaining to open signs/flags, however it has not been completed. McKeon noted that he will have a draft for the next meeting. McKeon noted that there seems to be interest in the business community to put an exception in the sign ordinances dealing with open flags/signs.

The general consensus of the board is that they would like to address this issue and possibly allow a sign and/or a flag that alerts people to the business being open. It was noted the board would like a standard size and the sign/flag would need to be in good condition.

Corliss suggested the following wording:

401.2 Area

H. In addition to the cumulative business signage, a single open flag no larger than three feet by five feet may be used.

Corliss noted that he believes the feedback he has received is about wanting flags allowed not signs. Bob Brockmann noted that most of the businesses that are vocal about this issue are on Route 9, most are set back away from the road. Brockmann noted that he would like to give the businesses in Town that are paying taxes the ability to have an open sign. Brockmann noted that the open flags/signs are common everywhere and our businesses should be allowed to utilize them. Corliss noted that he would like to add “when open” to his suggested wording. Making the suggested wording: 401.2 H. In addition to the cumulative business signage, a single open flag no larger than three feet by five feet may be used when open.

Items for Information

McKeon noted that he is now the representative to the zoning board and would expect them to be sending some suggestions for zoning changes.

Other Business

McKeon noted that the selectboard has been looking over some issues with Code Enforcement and getting things back into compliance. It has been noted that Code Enforcement is not provided with a copy of the Notices of Decision from the Planning Board. McKeon noted that the minutes from the meetings that include the Decisions should also be forwarded to Code Enforcement.

Joe Parisi moves that going forward, the Planning Board provided Notices of Decision to Code Enforcement. The motion was seconded by Rolland Vollbehr and passed unanimously.

McKeon noted that there is no fee listed in the schedule for a change in use application. It would be simplest to add it to #4B which would then read : Revised Site Plan/ Change in use \$50.

Davis Peach moves to hold a public hearing to change Appendix B #4B to “Revised Site Plan/ Change in Use \$50. The motion was seconded by Rolland Vollbehr and passed unanimously.

A hearing for a change to the Land Development Regulations will be held on November 16, 2015

McKeon noted he would like to look into the possibility of creating a sub-committee of the planning board to handle some of the influx of items that will be coming to the board. McKeon suggests a subcommittee of three members who are authorized to look at plans that an applicant would like to change, and the subcommittee will decide if it is a minor change and they are all set or of the change requires Planning Board approval and a noticed public hearing. Peach noted that he does not like the idea of these three people being able to make that decision on their own without the whole board’s approval. Jeff Scott noted he likes the way it works now. McKeon will look into the possibility with NH Municipal Association.

Lachenal noted that Jeff Scott mentioned that the conceptual consultations are listed under appointments and the agenda indicates they will not be heard until 7:30, but they do start before

7:30. Lachenal noted that in the future, conceptual consultations will be listed under items for discussion so that the public is aware they may start prior to 7:30.

Items for Signature

Grace Community Evangelical Free Church Plans – Plans were not provided to Lachenal prior to the meeting.

Adjournment

Vollbehr moves to adjourn at 9:00. Davis seconds the motion which passes unanimously.

The next meeting will be held in the Town Offices at 7:30 PM November 16, 2015

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:

James Corliss, Chairman

Date