

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, April 4, 2016

Present: John Koopmann, James Corliss, Davis Peach, Brad Chesley and Sue Lawson-Kelleher
(7:45)

Call to Order

James Corliss called the meeting to order at 7:04

Seat Alternates

Review of the Minutes

March 21, 2016

Brad Chesley motioned to accept the minutes as presented from March 21, 2016. The motion was seconded by John Koopmann and passed unanimously.

Appointments

Items for Information

Master Plan review of chapters – Chesley noted that he forwarded the boards questions from the last meeting to Lisa at SWRPC. Chesley noted that if there are no other questions, there should be one more Master Plan meeting and then it should be all set for a public hearing. Jeff Scott noted that he had some concerns with people cutting down the trees. Scott noted that he is unsure how to regulate it better, but the trees are a natural resource of Chesterfield and should be treated as such. Chesley noted that he will make note of the concerns and bring it up at the next Master Plan meeting. The board would like Lachenal to forward the draft chapters of the master plan to Scott for his review.

New Hampshire Legislative Bulletin - SB 146 will require any municipality with a zoning ordinance to allow accessory dwelling units in all districts where single family dwellings are permitted. Municipalities will however have the option of allowing accessory dwelling units only by special exception or conditional use permit. Corliss noted that there is a workshop held on this topic by South West Regional Planning Commission on April 27, 2016 at 6:30. The workshop will also cover signage regulations.

Peach noted that he would like to attend the workshop.

Review for Completeness – Ben Wyatt – BLA – Crowningshield Rd – The board reviewed the application for completeness.

Chesley moves to accept the application as complete enough for review and schedule a public hearing on April 18, 2016 at 7:30 in the Town Office Building. Kooopmann seconded the motion which passed unanimously.

Other Business

Items for Signature

Approved minutes March 7, 2016

Highlander Arms plans if conditions are met – Corliss noted that he had received an email from McKeon with some questions. Rob Hodgkins was provided the email for review.

Corliss noted that he would like to start with his list. Corliss mentioned the use intensity statement needed to not include any other business and needed to have the number of employees listed. Koopmann noted that an application before the Zoning Board indicates 5-8 employees, while this application says 3-5. Hodgkins noted that the 3-5 is staff on site at one time. He also confirmed that Highlander Arms, Inc is the only business operating at this site.

Corliss read the conditional approval for the property. Corliss noted that he found the State approval for the Septic system covering the change of use and the number of anticipated employees. Hodgkins confirmed that no process wastes or solvents will go into the septic system and that no solid waste will be stored outside the building.

Page A-1 is missing from the packet. There are two A0 pages. Lachenal went and borrowed the plans from the Building Inspector.

Corliss noted that he stopped at the site and did some measurements after receiving the email from McKeon. The email notes that the site drawings do not accurately represent what is in place today on site. The parking lot and drive area are not as shown. The alignment of the parking and building are off. Also the grades (embankment of deceleration in elevation) the brook or east side of the lot is much different than drawing presents. This observation places a question in my mind to the representation of the 75' set back from the seasonal high water mark on the drawings. I think if you scale this set back to the brook you will find it is center line of brook. Corliss noted that there is no 75' setback on the drawing and there is no need for one to be there.

Corliss noted that Code Enforcement had some questions about the driveway. Hodgkins noted he has spoken with Code Enforcement and the State regarding the driveway permit. The permit is for one lot and requires that the first 20' be asphalt. This is not shown on the plan.

The email from McKeon notes there appears to be a shared driveway to the Gale property that borders the northern lot line of proposal site. Corliss asked if the driveway served both lots. Peach noted that the other lot has its own driveway. Koopmann noted if the driveway is being used by both lots, it should be stated on the plan and that it passes through the side setbacks of both properties. Chesley noted that we are not giving permission for the driveway to be used in that fashion and therefore it should not be on the plans. Koopmann noted that he believes that what exists now, even if it is not acceptable, should be delineated on the documentation. Koopmann noted that whatever is present should be shown on the plan. The board took an informal vote, and they do not want this added to the drawing. A revisiting of the site to address concerns or questions was suggested by Koopmann but the majority of the board opposed the notion due to familiarity with the site.

The new plan differs from the last plan submitted in that the storage container is moved to a different location as requested by the board.

The parking area location/dimensions were discussed as differing from what was shown of the plan. Corliss noted that the 50' and 25' setbacks from the stream high water on the drawing appear to be correct by his measurement and the drawing was sufficiently accurate.

Peach moves to grant final approval to the Dave Gale/Highlander Arms application for a Minor Site Development of property located at 20 Brook Street as all of the conditions listed on the conditional approval dated March 21, 2016 have been met. The motion was seconded by Lawson-Kelleher and passed by Majority. (No: Koopmann)

Lachenal will contact Sampson with the number of required copies.

EJP Plans if conditions are met –

The board reviewed the conditional approval. The board noted that although the conditions have been met, they are unable to sign the drawings as they are not signed and do not contain revision dates. Lachenal will contact Tim Clark for signature and dates.

Adjournment

Chesley moves to adjourn at 8:50 Davis seconded the motion which passed unanimously.

The next meeting will be held in the Town Offices at 7:30 PM April 18, 2016.

Respectfully Submitted by:

Patricia Lachenal
Planning Board Secretary

Approved by:

James Corliss, Chairman

Date