TOWN OF CHESTERFIELD, NH PLANNING BOARD

Monday, February 1, 2016

Present John Koopmann, Davis Peach, James Corliss, Jon McKeon and Joe Parisi

Call to Order

James Corliss called the meeting to order at 7:03

Seat Alternates

Parisi was seated in place of Lawson-Kelleher Lawson-Kelleher was seated at 8:09 PM. Parisi was seated in place of Vollebhr at 8:09 PM

Review of the Minutes

January 4, 2016

John Koopmann motioned to accept the minutes as presented from January 4, 2016. The motion was seconded by Davis Peach and passed unanimously.

Appointments

PMP Realty, LLC/Peter E. Prescott – Application for a Change in Use for property located at 564B Route 9 (Map 13G, Lots 2.1 & 2.2 consisting of approximately 3.8 acres in the Commercial/Industrial zone. This is a public hearing and may result in approval or denial of the application.

There was no one present to present the application.

The application is to add ARC Mechanical to the property. It was noted that they are currently in the space and renting from EJP currently. There will be no changes to the property.

The board reviewed the application for completeness. It was noted that there are no objections from Fire, Police, Code Enforcement or the Highway Department.

McKeon moved to accept the application as complete enough for review. Peach seconded the motion which passed by majority. (No; Parisi)

The meeting was opened to the public.

Arthur Philbrick (abutter) noted that when EJP first moved in, there was just one building and now they have a cloth type building in the corner of the property. Philbrick noted that the back corner of the property is in the flood plain and gets buried under water from time to time.

There were no additional questions/comments from the public.

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

Planning Board February 1, 2016

Peach noted that the signage will need to be change. McKeon noted that the current sign is non-compliant and with this application they will need to comply with the current sign regulations. Zoning regulation 401 deals with signage. McKeon noted the board will need to see the signs and the location.

Parisi asked if the use intensity statement in his packet was a new one. It was noted that the one he has in front of him is the one the applicant provided with the application. Parisi noted there is no mention of the new business on the use intensity statement. Parisi noted that it should be on the use intensity statement. Parisi noted that the application is inconsistent with the use intensity statement. Peach noted that he agrees that the use intensity statement should reflect the new tenant. Lawson-Kelleher noted that the change in use paper that was provided with the application does state the change. It was noted that there is no apparent change in increase in site traffic.

McKeon noted that there are a few items the applicant will need to address. Lachenal will contact the applicant and note: They need to show compliance with 401 G, update the use intensity statement to reflect all businesses and the added foot traffic anticipated by ARC. It was noted that the package should reflect any and all changes that have occurred since the last planning board approval. (ex: Structures) The board encourages a representative to attend the next meeting.

McKeon moves to reopen the public hearing. The motion was seconded by Peach and passed unanimously.

McKeon moves to continue the Change in Use application hearing with PMP Realty, LLC/Peter E. Prescott to March 7, 2016 at 7:30 at the Town Office Building. Peach seconded the motion which passes unanimously.

Items for Discussion

David & Matthew O'Neil - Atherton Hill Road - Cistern updates – Conceptual consultation No minutes taken as conceptual consultations are non-binding on either party.

Steve Dumont - Grace Church – conceptual consultation No minutes taken as conceptual consultations are non-binding on either party

February 15 Holiday – The meeting scheduled for February 15th is cancelled in observance of Presidents day.

Master Plan update –Peach noted that things are moving along. Most documents are in and there are a few things being tidied up. Next meeting is Feb 18, 2016.

CRC – Review for completeness –

The board reviewed an application for completeness noting:

Monuments to be installed need to be indicated for subdivision boundaries. High and low points are required on each lot and are not indicated. The board noted that DES approval or a waiver from the regulation is needed.

Planning Board February 1, 2016

Lawson-Kelleher moved to accept the application and schedule a public hearing on March 7, 2016 at 7:30 PM. Peach seconded the motion which passed unanimously.

Items for Information

Other Business

McKeon noted that Frank Richter has been hired as the new Code Enforcement officer. McKeon noted that he will be working on the nights the Planning Board and the ZBA are holding meetings. McKeon noted that the board should expect to see something from Highlander Arms in the near future.

Jeff Scott (public) noted that there was no representative from the appointment scheduled tonight to discuss the application. Scott noted that it would be nice to have had someone to answer questions. Scott asked about requiring representation. It was noted that the applicant was expected to attend the meeting.

Jeff Scott noted that the board may want to be aware that Kinder Morgan, the company originally looking to put a plant in Vernon, appear to be now looking at property in Hinsdale. The property is on 119 next to Thicket Hill trailer park. Scott wanted the board to be aware as that close proximity.

Items for Signature Adjournment

Parisi moves to adjourn at 9:02. Peach seconds the motion which passed unanimously.

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

Respectfully Submitted by:		
Patricia Lachenal		
Planning Board Secretary		
Approved by:		
James Corliss, Chairman	Date	