

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, June 6, 2016

Present: Davis Peach, James Corliss, Brad Chesley, Joe Parisi, Rolland Vollbehr, John Koopmann (left at 8:16) and Jon McKeon.

Call to Order

James Corliss called the meeting to order at 7:00

Seat Alternates

Joe Parisi seated in place of Susan Lawson-Kelleher

Review of the Minutes

May 2, 2016

John Koopmann motioned to accept the minutes as amended from May 2, 2016. The motion was seconded by Brad Chesley and passed unanimously.

Appointments

Douglas & Wendy Hadlock - This is an application for a Boundary Line Adjustment of property located at Welcome Hill Road (Map 14, Lots B6 and B7) consisting of approximately 5.57 & 50.1 acres in the Rural/Agricultural zone.

Peach recused himself from discussion as he is an abutter to this property. David Mann was present for the applicant. The application was reviewed for completeness at the previous meeting.

Notes from the review indicate that there is a discrepancy in the deed book and pages. David Mann noted that the previous deed and the current deed are both noted. Previous notes also indicate the board was not clear on what the match lines indicate on the plans. Mann noted that the lots are reduced in scale with match lines going from the corresponding points to the reduced scale view. Mann stated that the proposal is to take a small portion of Lot 7 to make a 5.57 acre kit with 480 feet of frontage. The end result will be not change the number of parcels. Lot 7 has no frontage except for an access roadway. Chesley noted that if approved this plan will take a non-conforming lot and make it conforming. Mann pointed out the monuments on the plan and indicated that they are in the legend.

The meeting was opened to the public.

Davis Peach (abutter) stated he is in favor of the application and does not see any reason to deny the application. Judy Palmer (abutter) noted she has no objections to the application.

Brad Chesley moved to close the public hearing. The motion was seconded by Mckeon and passed unanimously.

Joe Parisi moves to approve the application. The motion was seconded by McKeon and passed unanimously.

Mann noted that a scale has been added to the plan. Mann provided (4) full size plans and was notified of the correct number of plans required. The plans will be signed when all copies are received.

Paul Comptois - This is an application for a Boundary Line Adjustment of property located at Zuverino Road and Old Swanzey Road (Map 20 Block A Lots 7 and 7.2) consisting of approximately 49.46 acres in the Rural/Agricultural zone.

The board reviewed the application for completeness. The board did not note any items missing from the application.

Brad Chesley moved to accept the application as complete enough for review. The motion was seconded by McKeon and passed unanimously.

David Mann was present for the applicant. Mann noted that the applicants goal is to move into his fathers place and fix it up and sell the current home, while keeping most of the acreage. Mann noted that current and post frontage on both lots will remain unchanged and currently access to both lots is off a private road, which will also not change. Chesley noted that notes received from the code enforcement officer state "please verify that the side and rear setbacks are not compromised". The board noted that the proposed plan puts the driveway into the side setback. Mann noted that he is able to move the line over to remove it from the setback.

The meeting was opened to the public. Carol Dumont noted that she received notification of the meeting and was attending to see what was proposed, and she has no objections to the application.

Brad Chesley moves to close the public hearing. The motion was seconded by Peach.

Board discussion: The board discussed the difference in continuing the application to allow the applicant to make changes vs closing the public hearing. *The motion passed by majority. (No: Corliss)*

Davis Peach moves to conditionally approve the boundary line application submitted by Paul Comptois for property located at Zuverino Road and Old Swanzey Road with the following condition:

The driveway of the adjacent lot will not be in the side setback

Board Discussion:

Parisi noted that the placement of the line is the essence of the application. The fact that the line is not defined feels wrong. Peach noted that we do not need to know exactly where the line will be prior to the conditional approval as long as it is not in the side setback. Parisi noted he would prefer to see the new plans prior to any approval.

The motion passed by majority. (No: Parisi, Koopmann and Corliss)

Koopmann excused himself from the meeting at 8:16 pm

Items for Discussion

Tom Dustin – Conceptual consultation

No minutes taken as conceptual consultations are non-binding on either party.

Master Plan

Chesley noted that the board was previously provided an email with some changes requested by Lisa Murphy. The board has no issue with the proposed changes.

Chesley will notify Lisa Murphy that everything is ok and she will print 3 copies of the master plan for review. Once reviewed and approved, 17 more copies will be provided per the agreement for a total of 20 copies plus a CD. Parisi noted that he has not seen any reaction to his previous comments and is concerned with printing materials that may need more adjustment. Chesley noted that he will contact Lisa Murphy and request an electronic copy so that the board can review it again prior to printing. Parisi noted that he is concerned that the lake is not adequately noted as Chesterfield's prominent feature. Parisi stated it should be clearly stated as the dominant feature, not scattered around in different chapters.

Accessory Dwellings

Corliss noted that he took notes from the boards previous discussions and looked at other towns and has done a draft at some regulation suggestions. This information has been previously forwarded to the board. It was stated that State Law has changed and the board needs to address this. Corliss noted that the board has previously expressed an interest in requiring one of the units to be owner occupied, consistency with existing structure and may or may not require primary residency of the owner. Size was discussed with 30% of the structure as a maximum and 300-800 range for the minimum. No definitive decision has been reached regarding detached accessory dwelling structures. This will be put on next meetings agenda. The board should forward any comments to Lachenal.

Email from Jim Phippard

Lachenal received an email from Jim Phippard looking for information. The email was reviewed by the board. Phippard indicated that the State Fire Marshall has requested some changes in the plans for Area 51 and he is inquiring as to how to handle the changes with the Planning Board. It was noted that the fire pump room be relocated from under the warehouse to a point beside the building. The changes will be submitted to the State for review. Phippard is looking for direction after the State signs off. McKeon noted that the Planning Board will determine if the change is minor. The board will look at the plans after the State signs off and make a determination if the change is minor. Lachenal will add the plans to the agenda as an item for discussion once the plans are received. Lachenal will notify Phippard.

Application - review for completeness - Dead River

The board reviewed the application for completeness noting the following items:

The abutter map is located in the application, but not in the plans as 401 F indicates. The keyed abutters map needs to be included in the plan package by itself or added to a current page.

The chairman's signature line needs to be on all pages of the plans and is missing from plan 3110 (second page of plans), S2 and S3.

Regulation 405.2H requires the certification to be present on the plan and signed. There is no signature.

The applicant indicated N/A regarding State, Local and Federal permits. The board believes there will be some permits required for this type of business.

The surface water and drainage plan is unclear to the board. (heads up it will require clarification)

The applicant indicated N/A for onsite waste disposal systems, but these will need to be shown on the plans.

Elevations are indicated in the application, but should be in the plans

Rolland Vollbehr moves to accept the application as complete enough for review. McKeon seconds the motion which passes by majority. (No: Parisi)

Signs

Parisi will take a look at our regulations and where the Supreme Court Ruling may affect them and get the information to Lachenal to provide to the board.

July 4th

The first Monday in July is July 4th. The first meeting normally scheduled for the planning board in July will be cancelled.

Items for Information**Other Business**

Koopmann noted that some board members were previously working on an update on Spofford Boat Sales. McKeon noted that Peach has done all of the work. The information will be provided to Lachenal for distribution to the board.

Items for Signature

Minutes – May 2, 2016

Adjournment

Chesley moves to adjourn at 9:13. Vollbehr seconded the motion which passed unanimously.

The next meeting will be held in the Town Offices at 7:30 PM June 20, 2016.

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:

James Corliss, Chairman

Date