

**TOWN OF CHESTERFIELD, NH**  
**PLANNING BOARD**  
MINUTES

Monday, January 9, 2012

Present: Brad Chesley, Chair, Jon McKeon, Selectmen's representative, James Corliss, John Koopmann, and Sue Lawson-Kelleher

### **Call to Order**

Chesley called the meeting to order at 7:10 PM

### **Review of the Minutes**

December 19, 2011

*McKeon motioned to accept the December 19, 2011 minutes as amended. Corliss seconded the motion which passed unanimously.*

### **Appointments**

- **Conceptual Consultation** – Carol Dumont – Westfield Building  
Lyman way – Hair salon in old costume lady space.

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

**Conceptual Consultation** – David Gale – Lyman way – Change of roof pitch and height. The height is still under what is allowed in the regulations.

*Lawson-Kelleher moved that the board consider the change in roof pitch and height for the Mortis and Tenon/David J. Gale property located on Lyman Way (Map 14, Lot A11.2) a minor change and therefore it does not require a hearing. James seconded the motion which passed unanimously.*

Gale to bring in a Mylar plan and an 11x 17 plan.

- **Timothy Hanson/ Gerhard Isleib/ Eleanor Fink** – This is a continuation of an application for a Subdivision of the property located on Farr Road (Map 13, Lot A-6) consisting of approximately 26.87 acres in the Residential zone. It may be followed by a review to grant or deny approval of the application.

Rob Hitchcock was present for the applicant.

Corliss noted that he met with Bart Bevis, Chesterfield Road Agent, and Higher Design before the site visit on January 4<sup>th</sup>. Corliss noted that there were no definite conclusions yet on the site visit. Chesley noted that on the peninsula is where Bevis has some concerns regarding the road there. Chesley noted that the ravines are closer together than they appear on the plan. The board was provided a copy of a draft preliminary report from Higher Designs, which was given to Hitchcock. The board will not be making any decisions until the final report is received. Chesley noted that he believes that Bevis will let the board know his opinions after the site visit.

Hitchcock provided the board with an extension request for two months.

Hitchcock asked if he could receive a copy of the final report before a meeting. It was noted that once Lachenal receives the final report, she will email to all board members, Rob Hitchcock and make sure there is a copy available for the public at the town offices. Hitchcock will provide the applicant with a copy.

*Lawson-Kelleher motioned to continue the hearing to February 6, 2012 at 7:30 PM. McKeon seconded the motion which passed unanimously.*

- Charlie Donahue – Not scheduled

Donahue was present to make the board aware of some issues he believes may exist with the proposed amendments to the Zoning Regulations. Donahue noted that he believes some of the changes conflict with state law and internally within the regulations. He noted that the definition for multiple family dwelling as rewritten includes duplexes, however under RSA 674:43 there is a clear definition of multiple family dwelling.

Donahue noted that 403.1 is now in conflict with 301.2 unless you exempt cluster developments. With Regulation 403.5 Donahue noted that buffer is not defined and was wondering if this regulation should also exclude cluster developments as there is a trade off with clusters for conserving land acreage. He noted that 403.3 now states that a garage will need to be 75 feet from the building.

The board listened to his concerns, and noted that they had received an email previously from Dave Bergeron expressing some concerns and the board will be looking over the proposed amendments again at the work session on January 23, 2012.

Lawson-Kelleher noted that she believes that the 100 foot buffer may cause applicants to have a hard time finding a location for building. It may also force them to use a less than desirable location.

## **Items for Discussion**

- Cersosimo Update – Lachenal noted that they have not responded to the boards letter of November 22, 2011. The board instructed Lachenal to contact Attorney Ratigan.
- LDR 700.10 Page 39- Discussion

The board noted at a previous meeting they would like to revisit 700.10. The board had discussed adding subsurface wording to the regulation. McKeon noted that if we added the wording, that would make every applicant obligated to address the issue, when in fact it not a usual issue. There are not many instances where the subsurface water is an issue, and when it is, the board has the authority to make that specific applicant obtain more information.

**Items for Information**

**Items for Signature**

- Crosby Plans
- O’Neil’s Mylars

**Adjournment**

*Lawson-Kelleher motioned to adjourn at 8:56 PM, Corliss seconded the motion which passed unanimously.*

Respectfully Submitted by:  
**Patricia Lachenal**  
**Planning Board Secretary**  
Approved by:

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**Brad Chesley, Chairman**

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**Date**