

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

Monday, July 16, 2012

Present: Brad Chesley, Chair, Jon McKeon, Selectmen's representative, Bob Del Sesto, Roland Vollbehr and John Koopmann

Call to Order

Chesley called the meeting to order at 7:28 PM

Review of the Minutes

July 2, 2012

Koopmann motioned to accept the July 2, 2012 minutes as amended. Vollbehr seconded the motion which passed unanimously.

Appointments

- Public hearing to amend the Town of Chesterfield Land Development Regulations.

Chesley opened the public hearing

The board reviewed each proposed change to the regulations and allowed time for questions or comments.

Van Houten noted that she saw the notice in the legal section of the paper and was concerned that the changes may have an effect on development of her property. She noted that she did not have any concerns with the proposed amendments.

Del Sesto motioned to close the public hearing. Koopmann seconded the motion which passed unanimously.

Vollbehr motioned to accept the amendments to the Land Development Regulations as presented and discussed. Koopmann seconded the motion which passed unanimously.

- Work session for board

Items for Discussion

- John J. Colony Conservation Easement – The board received a copy of the conservation easement. This was provided as information only. No action is required or requested of the board. Chesley noted that he received an email from the Chair of the Conservation Committee, Tom Dustin and Dustin states that it appears to be in compliance. Dustin also noted that the Planning Board and the Conservation Commission have enforcement rights regarding the easement.

- Paul Saba – Minor Site Development Application – Review for completeness.

The board received a Minor Site Development application from Paul Saba regarding the property located on Route 9 known as Big Deal.

The board reviewed the application for completeness using the application checklist.

Lachenal noted that the application has not been signed as Saba was out of the country. She gave the ok for him to sign the application when he returns.

It was noted that on the plans, Paul Saba and Big Deal should be switched so as not to get the address of the owner confused with the address of the proposed development.

The address on the plan for the property location is incorrect.

The address on the application is incorrect

The abutters are not keyed on the plan

There is no place for the chairman’s signature on page A1

There is no use intensity statement

The certification as required under Regulation 405.2H is not signed

The board is unsure if there are any easements, deeds and/or covenants

There is no list of federal, state and local permits that are required

Under 403.3A missing items include #1, #2 a and c, #3, #4, #6, #8 and #9

Regulation 610.5 is also missing from the application.

Del Sesto motioned that the Minor Site Development application of Paul Saba/ Big Deal is not sufficient for review. Koopmann seconded the motion which passed by majority. (Yes: Chesly, Koopmann, Del Sesto, and McKeon) (No: Vollbehr)

Items for Information

- The board reviewed emails between the Selectmen’s secretary and the attorney regarding the Zoning Board appeal of Farr Road.
- The board received a letter from David Wood regarding the Donahue Property – this will be discussed during the next public hearing.

Items for Signature

- Approved minutes June 4, 2012

Adjournment

Koopmann motioned to adjourn at 10:34PM, Vollbehr seconded the motion which passed unanimously.

Respectfully Submitted by:

Patricia Lachenal
Planning Board Secretary

Approved by:

Brad Chesley, Chairman

Date