

TOWN OF CHESTERFIELD, NH
PLANNING BOARD
MINUTES

Monday, August 20, 2012

Present: Brad Chesley, Chair, Jon McKeon, Selectmen's representative, James Corliss, Bob Del Sesto, Roland Vollbehre John Koopmann, and Susan Lawson-Kelleher (7:45)

Call to Order

Chesley called the meeting to order at 7:04 PM

Review of the Minutes

August 6, 2012

Corliss motioned to accept the August 6, 2012 minutes as amended. Koopmann seconded the motion which passed unanimously.

Appointments

- Adam Lempel – Conceptual Consultation – minor subdivision of property on Split Oak Road
No minutes taken as conceptual consultations are non-binding on either party.
- Pierre Saba – Conceptual Consultation – Route 9 – Site development
No minutes taken as conceptual consultations are non-binding on either party.

Items for Discussion

- Tim Hanson – Review of items received regarding conditional approval –
The board received new plan page 1 of 2. The well note has been fixed. Lachenal has received the \$25.00 check made out to the registry for the L-chip fee. McKeon stated that the Selectboard has looked over the covenants and they do not have any issues. The Town administrator has emailed Hanson regarding the covenants and a copy will be obtained for the file. The only outstanding issue is the bonds. The selectboard is waiting for language from Hanson. The Town administrator has notified Hanson.
- Paul Saba – Minor Site Development Application – Review for completeness – Review of additional items as requested by board

The board received a revised application, new plans and a preliminary review response. The board reviewed the information provided and compared it with the previous list provided to Paul Saba.

The board noted that the abutter across the street was not noted on the plan or on the abutters list. There is also an abutter missing on the southwest corner.

Other things noted included that the statement on the plan is still not signed. Saba needs to sign the application. There are no structures shown. There is no shown solid waste disposal system.

There was question if there is new curbing being proposed. Under 403.3A missing items still include #4, #6, #8 and #9. It was noted that 610.5 was missing. It was brought up that there were not enough details for the new parking spaces. The board will require the dimensions. There was also a question of handicap parking and the space set aside being the same size as all the other spaces.

Lachenal/Chesley will contact Saba.

- Cersosimo – The board has not received any information from Cersosimo. Lachenal/Chesley/McKeon will contact the applicant.
- Kwader – The board received new plans, an unsigned copy of the ZBA NOD from 5/8/12 and an updated application narrative from Brickstone Land Use Consultants. The board received several letters and deeds from Kelly Dowd. The board reviewed the information. The board would like to see a copy of the plan that created Pinnacle Springs Extension. Dowd stated that plan is the 1987 plan and he will get a copy.

Items for Information

- Des Newsletter –
- Plat of Robert Faulkner Hine and Elena Hine Schwartz and Nina Hine Abelardo – The board unsure of why they received a copy. Lachenal will contact sender.
- Del Sesto noted that he attended the ZBA hearing on Norcross Landing. The ZBA stated that the Planning Board did not violate any of the zoning ordinances and therefore the ZBA could not hear the appeal.
- Lawson-Kelleher noted that there is a small lot on Spofford Lake that traditionally had one camper and they have gone to the ZBA and been approved for three campers. She noted that maybe the Planning Board would like to look into preventing this in the future. (Zoning Regulations)

Items for Signature

- Approved minutes July 16, 2012

Adjournment

Koopmann motioned to adjourn at 9:34PM, Vollbehr seconded the motion which passed unanimously.

Respectfully Submitted by:

Patricia Lachenal
Planning Board Secretary

Approved by:

Brad Chesley, Chairman

Date