

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

Monday, September 17, 2012

Present: Brad Chesley, Chair, Jon McKeon, Selectmen's representative (7:25), Bob Del Sesto, Roland Vollbehr (Left at 9:05 after Saba) and Susan Lawson-Kelleher

## **Call to Order**

Chesley called the meeting to order at 7:16 PM

## **Review of the Minutes**

August 20, 2012

*Del Sesto motioned to accept the August 20, 2012 minutes as amended. Vollbehr seconded the motion which passed unanimously.*

## **Appointments**

- **Alex & Laretta Kwader** – This is a continuation on an application for a Minor Subdivision for property located off Pinnacle Springs Extension (Map 4, Lot B-1) consisting of approximately 150 acres in the Rural/Agricultural Zone. It may be followed by a review to grant or deny approval of the application.

The board did not have enough members present when two of its members would reuse themselves from this matter.

The applicant provided the board with a request to continue the hearing to the October 1, 2012 meeting.

*Del Sesto motioned to continue the Alex & Laretta Kwader hearing to October 1, 2012 at 7:30 PM at the Town Office Building. Lawson-Kelleher seconded the motion which passed by majority. (McKeon – Abstained)*

- **Paul Saba/ Big Deal** – Application for Minor Site Development of property located at 1474 Route 9, (Map11A, Lot B1) consisting of approximately 20.8 acres in the commercial/industrial zone. It may be followed by a review to grant or deny approval of the application.

The board reviewed the plans and consulted with the list of missing items from previous meetings. A few things were noted – Carl and Betty Thomas need to be added to the plan, there are no structures noted on abutters property, the handicap parking places do not have dimensions.

*Lawson-Kelleher moved that the application is complete enough for review. Vollbehr seconded the motion which passed by majorit. (Yes: McKeon, Chesley, Lawson-Kelleher, Vollhebr) (No: Del Sesto). Discussion:*

Del Sesto noted that he has serious issues with the loading and unloading of trucks at this site. He noted that this property is withing a commercial zone and is still non-conforming. Del Sesto stated he has a serious issue with the handling of delivery trucks. They are causing a major safety

problem. Del Sesto noted that a couple of weeks ago he was headed to Keene and there was a white tractor trailer truck parked on Route 9 with its back door open and the loading ramp down. He also noted a yellow tractor trailer truck delivering at the gas pump side of the building at the same time and a box van parking on the property opposite the tractor trailer truck parked on Route 9. Del Sesto noted that 20 minutes later on his way back from Keene, the trucks were still parked there. Del Sesto noted that the way the trucks were parked caused a serious safety hazard and the problem needs to be rectified. Del Sesto would like to not open the hearing until this matter has been addressed.

Saba stated that he does not get deliveries from people parking on Route 9. He is aware there is a problem with some trucks parking on Route 9, and has contacted the Chesterfield Police Department and asked them to ticket the offenders.

Tim Sampson was present for the applicant and stated that the application is two parts – Additional parking and a deck. It was noted that the deck is 16 feet from the leech field. There was discussion regarding the walkway – which will be added with tire stops. The walkway will be 4 feet wide. It was noted that the dumpsters have already been moved, which is a violation of the current site plan, Saba will return the dumpsters to the original site. It was noted that the applicant will need to show additional lighting or proof that no additional lighting is necessary. There was discussion regarding removing some of the indoor seating when outdoor seating is available to avoid an increase of use.

The issue of safety and parking was brought up again. There was more discussion regarding delivery trucks and other vehicles parking on both sides of the curb.

Paul Saba officially withdrew his application.

- **Charles A Donahue, Trustee of the Charles A. Donahue Revocable Trust of 1988** – Continuation of an application for a Major Subdivision, and an application for Major Site Development of property located on Rote 63 (Map 12A, Lot A-2) consisting of approximately 75.66 acres in the Residential zone. It may be followed by a review to grant or deny approval of the applications.

Dave Bergeron was present for the applicant. Bergeron provided new plans to the board. The board reviewed the plans.

Lawson-Kelleher noted that she did not see the snowmobile trail location. Bergeron noted it will be on the final plans and is currently on the Condominium document plans.

The board reviewed the letter received from Attorney Patricia Panciocco dated 8/6/12. The board will need to discuss the bond, the vesting and the request for 2 years to complete any conditions of approval.

Jeff Scott (resident) noted that Bergeron stated that there may be room for three bedrooms, and was concerned with the change if not approved first. It was noted that a change of that matter would need to be approved.

Del Sesto apologized for not having finished with the condominium documents to date. It was agreed that Del Sesto will go over the documents and get his questions emailed to Lachenal within a week. Lachenal will forward them on to Bergeron and the Town Attorney.

*Del Sesto motioned to continue Charles A Donahue, Trustee of the Charles A. Donahue Revocable Trust of 1988 to October 1, 2012 at 7:30 PM at the Town Office Building. Lawson-Kelleher seconded the motion which passed unanimously.*

The board received a continuation from the applicant

## Items for Discussion

- Tim Hanson –conditional approval – It was noted that the applicant has completed all of the conditions. The board will sign the plans at the end of the meeting.
- Cersosimo – Review of application for completeness -  
The board received an updated application. The board reviewed the application.  
It was noted that no fee was paid, however there was a waiver request made. The applicant provided 3 paper copies and no mylars, 4 paper copies and one mylar are required.  
It was noted that under 403.3A 1 boundary dimensions are required and they have not been provided.  
404.3 A 4 requires dimensions to abutters and are not shown.  
401 D requires a NH engineer or architect, the stamp on the plans is a Vermont surveyor.  
401 E There is no tax map reference for the applicants parcel noted on the plan and there is no Locus diagram.  
401 G The acreage is wrong due to the fact that the one acre lot is still designated as a separate lot.  
405.2H. There is no certification statement as required.  
The board has not been provided a drainage report.  
Lachenal will provide this information to Cersosimo.  
*McKeon motioned to hold the public hearing on Cersosimo on November 6, 2012 at 7:30 at the Town Office Building. Lawson-Kelleher seconded the motion which passed unanimously.*

**Items for Information**

- Copy of Aldrich letter – The board reviewed the letter – No action required
- NHDES Permit application – The board reviewed the application – No action required

**Other Business**

- Del Sesto noted that he would like to continue discussion regarding the safety issues at Big Deal.  
The board will continue discussions at the next work session.

**Items for Signature**

- Approved minutes August 6, 2012

**Adjournment**

*McKeon motioned to adjourn at 11:25PM, Lawson-Kelleher 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**