

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, February 4, 2013

Present: Chair Brad Chesley, Selectmen Representative Jon McKeon, James Corliss, Roland Vollbehr, John Koopmann, Joseph Parisi, Phillip Crowley, Davis Peach, and Susan Lawson-Kelleher (7:29 PM)

Peach was sworn in as a full member by the Town Clerk. Parisi and Crowley were sworn in as alternates by the Town Clerk.

Call to Order

Chesley called the meeting to order at 7:10 PM

Seat Alternates

Chesley seated Parisi for Lawson-Kelleher – until 7:29 PM when Lawson Kelleher joined the meeting

Review of the Minutes

The board reviewed the minutes of January 7, 2013 –

Koopmann motioned to accept the minutes from January 7, 2013 as amended Vollbehr seconded the motion which passed unanimously.

Appointments

Paul Saba – Conceptual Consultation – No minutes taken, non-biding on either party.

Cersosimo Industries - This is a continuation of a public hearing on an application for a Minor Site Plan of property located at River Road (Map 1, Lot B2) consisting of approximately 17.75 acres in the Residential zone and 17 acres in the R/A zone. This is a public meeting and it may end in an approval or denial of the application.

Lachenal provided the board with a continuation request received via email.

Lawson-Kelleher motioned to continue the public hearing on Cersosimo Industries application for a Minor Site Plan to March 4, 2013 at 7:30 in the Town Offices. Corliss seconded the motion which passed unanimously.

Saba, Pierre – Gas Station - This is an application for a Major Site Plan review for property located at 85 Route 9, (Map 14A, Lot 2) consisting of approximately 2.62 acres in the Commercial/Industrial zone. It may be followed by a review to grant or deny approval of the application.

Present with the applicant: Mark Stewart and Ronald Bell

The board reviewed the application for completeness noting the following:

All pages must have revision blocks and signature blocks.

There is no mention of deeds/ easements in the application.
There is no list of any permits that are needed and/or have been submitted.
The board is unsure if the squiggly lines on the plans are meant to be drainage vectors.

The certification statement required under 405.2H is not on the plans.
Information regarding the 100 year flood zone is required under 403.2B3 and is missing.
There are questions regarding the surface water drainage plan.
Erosion and sediment control is included, but may be inadequate.

After review of the plans and regulations:

Corliss moves to accept the application as complete enough for review, Lawson-Kelleher seconded the motion which passed unanimously.

Chesley opened the meeting.

Ron Bell spoke on behalf of the Applicant.

Bell noted that the property is 2.6 acres and is the former San and Snow motel property. Bell noted that there is an existing paved driveway. The proposal is to construct a 5,000 square foot convenience store/gas station with office space and an apartment. Bell noted that the well is on the west of the property. He noted that part of the lot will be a one-way road. There will be adequate space to drive all the way around the building to prevent trucks from attempting to back up. The gas pumps will be on the east side of the building. Bell noted that there will be a total of 34 parking spaces. Bell noted that all run off from the property will be maintained onsite. All run off will be directed away from the steep bank on the property. All lighting on the property will be LED. Bell stated that there will be 3 pumps (6 spots); there will be one diesel hose. There will be a 15,000 gallon gas tank and a 10,000 gallon diesel tank. All loading will be done on the North Side of the building to prevent traffic jams. Bell indicated that there will be an enclosed dumpster on the property. The dumpster will be 6-8 feet from the building and fully enclosed with stockade fencing. There will be brand signage on the south-east corner of the property and some signage on the canopy and the building.

It was noted that the drawings given to the board with the application with regard to the building design have change a bit. The top of the building will not exceed the height allowed by the regulations and the colors will remain a neutral color.

It was noted that the driveway is 260 feet away from the Shell/Perkins driveway.

The board reviewed a letter from Jay and Elizabeth Anvari. The board noted that that Jay and Elizabeth are concerned about the thick trees bordering Red road being cut or limbed. Bell noted that other than the scrub brush around the lot, there will be no clearing of trees. There may be minimal limbing, but nothing past the benchmark.

Peter Brady was present and asked where the water will be going. Bell indicated on the plans the direction of the water to the infiltration pond. Brady noted his concern with the pond giving out and taking Red Road out with it. Bell stated that the pond would not give out. Brady asked if it was possible to tie into the State drainage, just in case the pond does overflow. Bell will look into the possibility. Brady inquired into where the snow will be plowed in the winter. Bell noted that it would not be pushed up toward the guardrails.

Jeff Scott asked about the grade coming up the hill on Route 9 compared to the grade at the Shell Station and Perkins driveway, noting that a left turn on the hill in the winter may pose a problem if traffic must stop on that hill.

Rick Flemming (Owner of Shell Station) asked if there was any protection for the well that is located on the South West corner of the Shell Station property. Lawson-Kelleher noted there should be a protected area

around the well. Bell noted that NH does not require the protected area if it goes outside the property lines. Corliss suggested that Fleming write a letter to the board with his concerns. Fleming will check the exact location of the well and get back to the board.

Parisi noted that Saba owns and runs the convenience store across the street and inquired as to the status of the existing store when/if this application was passed, asking if it would then become an empty storefront. Saba noted that he would like to sell it.

Lawson-Kelleher noted that the apartment(s) will need a special exception from the Zoning board of adjustment. She also noted that there is two apartments listed in the use intensity statement, and one on the plan.

Saba stated that he will not have the apartment(s) in that case and it will all be office space.

There is a number for parking, but the calculation is not on the plan. The use intensity statement will need to be changed to not include apartment(s), update the parking, and the hours of operation should also be listed.

Lawson-Kelleher noted that there are no details about the fuel tanks. Stewart noted that they do not have the plans yet. Lawson-Kelleher noted that they will need to be included.

Lawson-Kelleher noted that there are arrows that could be drainage vectors, but there is no key to explain what they mean. Bell will add drainage vectors on the existing plan and a legend to explain what they mean.

The board noted that there is no mention of deeds/easements. Stewart will look into this.

The board requested a list of all permits needed for the project, including but not limited to UST, wastewater and driveway permits

Chesley noted that there is no lighting plan.

It was noted that the driveway is 26 feet from the side setback, and commercial regulations call for 30 feet. The applicant will move it at least 4 feet to remove it from the side setback. Koopmann asked if the gas station was going to be open 24 hours. Saba stated that it would not be open 24 hours, unless it is permitted in NH.

McKeon noted that there should be 2 one way signs at the exit point. The plan only shows one on the left hand side of the road, which could be easily missed. McKeon asked Bell if the gas island is the same elevation as the parking lot, Bell indicated that there is no change in elevation.

Corliss noted that the drainage reports are not keyed to map. Bell will do separate stormwater sheet to show drainage and keyed to report. This will include the 100 year flood zone depiction.

McKeon asked about the erosion and sediment control. Bell noted that existing paved entrance will be used for construction. The site will have a ring around it with silt fence that will wrap around entire site.

It was noted that the guardrail along parking to the north is 2 feet off paved driveway, which needs to be put on drawing.

Fire Chief Jeff Chickering has reviewed the plans and submitted his concern regarding fire lanes around the building and a fire protection print.

Code enforcement officer, Chet Greenwood reviewed the plans and noted that he is concerned regarding the gas pump island not having fire extinguisher system in the plans.

Peach noted that with he is concerned about the left hand turn and noted that a traffic study might be needed.

** Addendum added during review of minutes – Parking Calculations, Fire Protection, Light Plan, Side Set Back Landscaping and Well Information.

Corliss motioned to continue the hearing on Pierre Saba's Major Site plan to March 4th 2013 at 7:30 at the Town Office buildings. Lawson-Kelleher seconded the motion which passed unanimously.

Items for Discussion

Donahue – Comment to the Selectboard regarding building permits on Gateway Lane

James moves that the Planning Board notify the Selectboard that it is reasonable to issue building permits on the Gateway Lane, a private road. Lawson-Kelleher seconded the motion, which passed unanimously.

February Meeting Schedule.

Presidents day falls on the third Monday in February. The board cancelled the meeting.

Items for Information

Other Business

Items for Signature

Amended approved minutes 12/3/12

Amended approved minutes 12/17/12

Kwader plans

Adjournment

Corliss motioned to adjourn the meeting at 9:39 PM, Lawson-Kelleher seconded the motion which passed unanimously.

The next meeting will be held in the Town Offices at 7:30PM March 4, 2013

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:

Brad Chesley, Chairman

Date