

TOWN OF CHESTERFIELD, NH
PLANNING BOARD
Monday, March 4, 2013

Present: Chair Brad Chesley, Selectmen Representative Jon McKeon, James Corliss, Joseph Parisi, Davis Peach, Susan Lawson-Kelleher, and Rolland Vollbehrr

Call to Order

Chesley called the meeting to order at 7:15 PM

Seat Alternates

Chesley seated Joseph Parisi for John Koopmann.

Review of the Minutes

The board reviewed the minutes of February 4, 2013

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

Appointments

- **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.

Andrew Geffert was present for the applicant. Geffert noted that the board had suggested allowing 10 acres open at a time, and that works for the applicant. It has been noted on the plans.

Chesley read over the minutes from the January 7, 2013 meeting, going down the list of items that needed to be addressed. There were no comments/questions from the public.

Geffert provided the board with copies of suggested wording for the permit. Lawson-Kelleher noted that she is unsure about the wording on number 4, noting the word automatic. It was noted that the minutes from the November 2012 meeting note that the majority of the board is ok with the permit wording without the word "automatic"

The board reviewed the suggested wording one item as a time.

The permit as submitted reads:

Permit for excavation of natural materials from River Road Grave Pit/Quarry, Tax map 1-B-2, as shown the three plan sheets filed by SVE associates with the board and signed by the board on March 4, 2013. The conditions set on Sheet 1 under "Notes" shall apply to the operation of the put until closure of the pit, or until a new permit is obtained.

Other Conditions for Operations:

1. Limit site disturbance to 10 acres maximum in Chesterfield. Limit site disturbance to 27.6 acres for the entire pit including Chesterfield and Westmoreland as per NH Alteration-of-Terrain permit, unless the NH Alteration –of–Terrain permit is modified.
2. All new and/or revised Alteration-of-Terrain (AOT) Permits shall be submitted to both the Chesterfield Selectboard, and to the Planning Board.
3. A Reclamation Bond shall be provided to the Town of Chesterfield. The amount of the bond shall be determined by the Town of Chesterfield Select Board. This reclamation amount shall be updated every 10 years.
4. Expiration: This permit shall expire February 1, 2033. Permit renewal shall be automatic if there are no material changes to the gravel pit/quarry operations and subject to a review of reclamation bond value.

After discussions, the following is what the board would like the permit to say:

Permit for excavation of natural materials from River Road Grave Pit/Quarry, Tax map 1-B-2, as shown the plan titled Existing Conditions Site Plan of River Road Grave Pit by SVE associates and signed by the planning board.

Other Conditions for Operations:

1. Limit site disturbance to 10 Acres maximum in Chesterfield.
2. Limit site disturbance to 27.6 acres for the entire pit including Chesterfield and Westmoreland as per NH Alteration-of Terrain permit, unless the NH Alteration-of–Terrain Permit is modified.
3. All new and/or revised Alteration-of-Terrain (AOT) Permits shall be submitted to both the Chesterfield Selectboard, and to the Planning Board. Material changes, as determined by the Planning Board, may trigger a review and modification of this permit.
4. A Reclamation Bond shall be provided to the Town of Chesterfield. The amount of the bond shall be determined by the Town of Chesterfield Select Board. This reclamation amount shall be updated every 10 years.
5. Expiration: This permit shall expire February 1, 2033. The permit shall be renewed without a new site plan for a period no less than 10 years and not more than 20 years.

McKeon noted that there needs to be a signature on the bottom of the permit.

Chesley asked if the applicant or public had any questions or comments. There were none.

Lawson-Kelleher moved to close the public hearing. Peach seconded the motion which passed unanimously.

Chesley asked if the board needed any more discussion on the application.

Vollbehr moves to CONDITIONALLY APPROVE the application filed by Cersosimo Industry, 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. The following conditions must be met prior to Final approval and signatures:

*Reclamation bond approved by the Chesterfield Selectmen
Change the wording on Page one of the plans, Item 11 – (From Automatic to Granted)*

Lawson-Kelleher seconded the motion which passed, with one abstention.

Corliss moves that upon signing of the site plan, by the Chesterfield Planning Board, the board shall issue a permit which states:

Permit for excavation of natural materials from River Road Grave Pit/Quarry, Tax map 1-B-2, as shown the three plan sheets filed by SVE associates with the board and signed by the board on March 4, 2013. The conditions set on Sheet 1 under “Notes” shall apply to the operation of the pit until closure of the pit, or until a new permit is obtained.

Other Conditions for Operations:

1. Limit site disturbance to 10 Acres maximum in Chesterfield.
2. Limit site disturbance to 27.6 acres for the entire pit including Chesterfield and Westmoreland as per NH Alteration-of Terrain permit, unless the NH Alteration-of-Terrain Permit is modified.
3. All new and/or revised Alteration-of-Terrain (AOT) Permits shall be submitted to both the Chesterfield Selectboard, and to the Planning Board.
4. A Reclamation Bond shall be provided to the Town of Chesterfield. The amount of the bond shall be determined by the Town of Chesterfield Select Board. This reclamation amount shall be updated every 10 years.
5. Expiration: This permit shall expire February 1, 2033. The permit shall be renewed without a new site plan for a period no less than 10 years and not more than 20 years if there are no material changes to the gravel pit/quarry operation and subject to a review of the reclamation bond value.

Lawson-Kelleher seconded the motion, which passed with one abstention.

McKeon noted that the applicant will need to bring one Mylar and 4 paper copies for signature.

- **Saba, Pierre – Gas Station** - This is a continuation of 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, Ronald Bell and Colum Lang

Bell noted that he has added a site locus. He provided the board with a copy of a flood plane map, and stated that the applicants property is not within the flood plane. Corliss asked if there was a distance that you needed to be from the river. Bell stated that there is no such distance.

Bell noted that all the permits required are now listed on the cover sheet. He has also summarized the zoning information on the cover sheet. Bell noted that Saba no longer plans to have apartment(s) upstairs from the store. The upstairs will be office space. Bell noted that he has included the parking space calculations and there are 42 regular parking spaces and 2 handicap accessible spaces required. Bell noted that the drainage vectors have been made clearer. Bell noted that with the change from apartment to office space, the leech field changed. There is now only one leech field.

Bell noted that a well location for the well located at the Shell station has been added. Bell noted that they moved the tanks a bit to get the required 250 feet from the well.

The dumpster has been moved to free up more parking. There are a total of 44 parking spaces, which meets the requirement.

Bell noted that there is a metal beam guardrail along the embankment. Places to be used for storage of snow removal have been indicated on the plan.

The driveway was moved 4 feet so as to stay out of the side set back. Stewart noted that they had a lighting engineer come, and they modified the lighting plans. He provided the board with a plan.

The steepness of Route 9 coming up the hill was brought up again. Bell noted that there has been a traffic study. A copy was provided to the board.

Stewart noted that they have not received the driveway permit yet, but has received confirmation that it will be coming. Stewart provided the board with a copy of an email from DOT.

Stewart noted that signature blocks and revision blocks have been added to the pages that were missing them. Stewart provided burial details from the underground storage tanks, noting that they have not yet been approved and will need to be sent to DES when appropriate.

Stewart noted that a landscaping plan has been included.

Parisi asked if it was stated anywhere that there will not be any taking down of trees? Stewart noted it does not state that explicitly. It was noted that the use intensity statement has been updated. The board was provided a copy.

Corliss asked about a fire protection plan. Stewart noted that he is unsure of what the board is looking for regarding fire protection plan. Stewart stated that the building does not require a fire protection plan, and the canopy has its own protection.

Lawson-Kelleher noted that the proposed well is in a proposed snow storage area. Stewart noted that DES will be reviewing that. Bell noted that the well could move the snow storage area about 60-70 feet away from the well.

Corliss asked what is to keep the pond from blowing out the bank? Bell noted that the water will go down into the ground, there is no indication of horizontal flow.

It was noted that the board is concerned with the fact that it is not written anywhere that there will not be removal of trees. Bell noted that some limbs may be cut, and will add to the plan that there will be no cutting.

Jeff Scott noted asked if the traffic study included the grade on Route 9. Stewart noted that they used traffic consultants that are trained in traffic, and he is sure they took all of that into account. There was discussion of a center lane. There were different opinions about the existence of a center lane for turning. This will be brought up in board discussions.

Peter Brady asked where the guardrail started. Bell showed him on the plan. It was noted that no snow will be plowed toward the bank.

Corliss noted that he is not sure that the snow removal and runoff etc, works. The board will have more discussion regarding the drainage report and storm water ponds. Peter Brady noted that his main concern is if the pond overflows, it will head directly toward Red Road. Bell noted that the pond is equally distributed along the whole thing. Bell noted that he can add a berm to the end of the pond by Red Road, making it 2 feet higher.

Bell noted that the gas island will be dead level, so that the water will go around it and not over the top of it. He will add spot evaluations to the plans.

The board discussed the height of the lights. Stewart noted that the pole is 17 feet and the base is could be up to two feet, making the light about 19 feet from the ground. Brady asked about shields on the lights to prevent the homes on Red Road from being affected by the light. There are no shields planned for the lights.

Lawson-Kelleher asked about where deliveries will be made. Stewart stated that it will be indicated where deliveries are to be made.

Peach asked about the office space. Stewart noted that the plan for the office space is a private office for the store.

Lawson-Kelleher noted that the landscaping plan indicates planting of burning bush, which NH has labeled as an invasive species. That bush is no longer allowed to be planted in NH.

Stewart noted that there will be bollards between the parking spaces and the building to protect customers. Brady asked if the top of the roof will be a canopy or if it will be enclosed. He was concerned what people coming down off of Spaulding hill will see. Stewart noted that the top would be roof and gutters.

The permits required for the site are waste water and underground storage tank permits. Local permits will be for the canopy and the building.

Corliss noted that the new use intensity statement indicates that the plan will increase commercial activity. Corliss wanted an explanation of how they came to this conclusion. Stewart noted that the project will create jobs and generate property tax money. Saba noted that there has been some interest from big convenience stores in the area. Stewart noted that he would prefer to see an established local business man develop in Chesterfield. Lang noted that he put that wording in the use intensity statement because the regulations stated that it should be there.

Stewart does not know yet about sign detail.

There was discussion regarding diesel fuel and transport trucks. Diesel fuel will be available at the pumps. There will not be diesel fuel available for transport trucks.

It was suggested that the applicant and/or his agent meet with the fire chief to discuss the concerns raised on the comment sheet. It was also noted that they need to address the signs that will be proposed on the property. Stewart requested copies of the letters the board received from concerned abutters. Lachenal will email copies to Stewart.

Lawson-Kelleher asked the board if they thought that they may require an independent review of the proposal. The board indicated that it was premature discuss the need for an independent review.

Lawson-Kelleher motions to continue the hearing to April 1, 2013 at 7:30 at the Town Office building. Vollbehr seconded the motion which passed unanimously.

Items for Discussion

- Donahue – Letter from Attorney

The board received a letter from Donahue's Attorney. The board reviewed the letter. Chesley will contact Ratigan to get his opinion on the letter.

Items for Information

- **The Source** – NHDES Newsletter
- **Town and City**

Other Business

Items for Signature

- Amended approved minutes 1/3/12
- Kwader plans
- Voluntary Merger

Adjournment

McKeon motions to adjourn at 10:54 PM, Peach seconds the motion which passes unanimously.

The next meeting will be held in the Town Offices at 7:30PM March 18, 2013

Respectfully Submitted by:

Patricia Lachenal
Planning Board Secretary

Approved by:

Brad Chesley, Chairman

Date