

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, April 15, 2013

Present: Chair Brad Chesley, John Koopmann, Joseph Parisi, Rolland Vollbehr, Davis Peach, Jon McKeon, and Susan Lawson-Kelleher

Call to Order

Chesley called the meeting to order at 7:07 PM

Seat Alternates

Chesley seated Parisi for James Corliss

Review of the Minutes

The board reviewed the minutes of April 1, 2013

Koopmann motioned to accept the minutes from April 1, 2013 as presented, Peach seconded the motion which passed unanimously.

Appointments

Capital Improvements Committee - 2013 Capital Improvements Program – The discussion was tabled to May 6, 2013 or May 20, 2013 depending on scheduling.

Items for Discussion

- Rules of Procedure discussion from last meeting. – The board received an email from Corliss requesting this issue be not decided in his absence. McKeon has not received a response from the attorney's that were emailed. McKeon will follow up with the attorneys.

Peach motioned to table the discussion to the May 6th or the May 20th meeting, depending on scheduling. Koopmann seconded the motion, which passed unanimously.

- Paul Saba – Safety issue – Follow up - Have not heard from Paul or Mike Bentley to date. Koopmann asked if we could send a letter/ email. McKeon would like them to be aware we are still waiting. Chesley and Lachenal will draft a letter to Saba.

Lawson motioned to have Chesley and Lachenal send a letter from the board requesting the status. Peach seconded the motion which passes by majority. (No:Parisi)

There was discussion by the board regarding the site. The board left the discussion previously with Saba looking to get a letter from the State, allowing loading and unloading along the island. Parisi asked if Saba got the letter, if the board would be satisfied. It was noted that there are still other

issues that exist. The applicant would still have to come back before the board for a site plan review.

- Permeable pavements – Lawson read the Zoning Board’s advisory opinion to the board. The board discussed the opinion. The board was not clear on the intentions of the Zoning Board. They wanted to speak with someone from LGC and/or someone from the zoning board. Jim Larkin who serves as the Selectboard representative was asked to join the meeting for a moment. Larkin explained that the opinion was not meant to give the full decision to the Planning Board as some of the members thought the opinion read. Larkin noted that if the coverage % was not correct, the applicant would still have to get a variance. The Zoning Boards intent was to still allow the Planning Board the option of accepting the material or not accepting the material as that Planning Board has is more knowledgeable in this area. The board was happy with Larkin’s explanation and no longer has any questions.

The board reviewed a memo from Code Enforcement requesting information on the use of Permeable pavers on residential lots. It was noted that if it was over the allowed %, they would need a variance from the Zoning Board.

- Gary and Ellen Cota – Review for discussion. The board received an application for a Minor Site Development and reviewed the plans and application to determine the completeness. Through discussion and review, the board found the following information missing from the application/plans:

The Abutters list is not keyed to the plans. The abutters acknowledgement is not signed. There is no use intensity statement. Setback dimensions must be shown for all structures, including parking area’s, and this is not done. The calculations for the number of parking spaces is not shown. The text on the plan indicates 7 parking places, however there are 9 spaces marked on the plan. There is no indication of the location of on-site waste disposal. The regulations call for locations of all structures on abutting properties and the distance to each one from the property line of site, which is not shown. There is no landscaping plan. The regulations require all existing and proposed sidewalks, curbs and gutters to be shown, which has not been done.

Chesley asked the board if they believed that the application was complete enough for review. Parisi noted that he believed there are to many items missing. Lawson-Kelleher noted that there is not enough information for the abutters that might want to come look at the plans before the meeting.

Lawson-Kelleher motioned that the Planning Board consider the application of Gary and Ellen Cota not complete enough to move forward for a hearing and indicate to the applicant the list of deficiencies of items missing and/or not on the plan., Rolland seconds the motion. Parisi amended the motion to indicate that the list of items is a minimum of items missing, the amendment was seconded by Peach and passed unanimously. The original motion with the amendment passes unanimously.

- Parisi asked the board why the applicant did not fill out the checklist. Lachenal noted that it states on the cover that the Planning Board is to fill it out. Parisi noted that maybe if the applicant was required to fill it out, they would submit a more complete application.

Lawson-Kelleher motioned to change all checklists that are provided with applications from saying that the Planning Board will fill it out, to state that it is to be completed by the applicant prior to submittal. Peach seconded the motion, which passed unanimously.

Items for Information

Gateway Preserve – Public hearing – The board received a letter requesting a public hearing regarding the conditions of approval. The public hearing has been scheduled for May 6, 2013. The abutters will be notified and it will be posted.

Other Business

Mckee noted that Cersosimo provided information on the bond to the Selectboard. The Selectboard has sent the information back to them for changes. The Selectboard has not heard back from them, this was about 3 weeks ago. The board will take no action at this time.

Items for Signature

Adjournment

Joe motioned to adjourn the meeting at 9:36 PM, Rolland seconded the motion which passed unanimously.

The next meeting will be held in the Town Offices at 7:30PM May 6, 2013

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:

Brad Chesley, Chairman

Date