

**TOWN OF CHESTERFIELD, NH  
PLANNING BOARD**

**Monday, July 15, 2013**

**Present:** John Koopmann, Jon McKeon, Davis Peach, Joseph Parisi, and Rolland Vollbehr

**Call to Order**

In Chesley and Corliss' absence, Koopmann called the meeting to order at 7:02 PM

**Seat Alternates**

Koopmann seated Parisi for James Corliss

**Review of the Minutes**

The board reviewed the minutes of July 1, 2013

*Vollbehr motioned to accept the minutes from July 1, 2013 as presented, Parisi seconded the motion which passed unanimously.*

**Appointments**

**Camp Spofford** - This is an application for a Major Site Development of property located at Route 9A (Map 5N, Lots A1 & A2) consisting of approximately 17.5 acres in the Residential Zone.

Dave Bergeron explained the proposal –

The proposal adds a second floor to the multi-use building. The addition is to the front part of the building only. The architectural structure will not change. The only change will be raising the roof about 8 feet. There is no new use proposed, only moving office space from one place to another. Primary access to the building will continue to be from Route 9A. Parking for the office space will be in the front of the building. No additional parking will be needed. Bergeron noted that they have requested waivers from the site disturbance regulations as there is no site disturbance proposed. The addition is strictly vertical.

The water and sewer are existing in the building currently, and the applicant states he has a letter from a registered septic designer who has reviewed the proposal and noted in his opinion the current system has the capacity to handle the additional 4 office personnel without any changes.

It was noted that the other building will eventually be removed from the site, however that is not part of this proposal as the building will continue to function with its other current use.

Peach asked if the additional office staff parking will interfere with the current uses of the building. Bergeron noted that the building is mainly used at night and the office personnel will occupy the building during the day.

Koopmann opened to meeting public comments/questions.

Doug Foster noted that the State removed a 6 inch culvert last year and replaced it with either a 12 or 16 inch culvert. This has caused a sandbar to form on his beach. He noted that sand is continually washing into the lake. Doug noted that he has spoken with DES and they stated anyone can file a complaint. He noted that he has not done so yet, as he was hoping the situation would improve.

Jeff Foster noted that the flow has changed over the years. This has caused the dirt to seep onto the beach. Jeff noted that the water flows under the road and onto their beach. Jeff Foster noted that he did address his concerns with the State, who dug a ditch, which made the situation worse.

Koopmann asked if they believed this plan was going to cause more issues. Doug Foster noted that more use of the driveway was going to make it worse. Doug Foster noted that he believes this will have a dramatic effect. Parisi asked if there was a proposed new driveway or changes to the existing driveway. Bergeron noted there is no new driveway proposed and there are no proposed changes to the current driveway.

Jeff Foster noted that he does not see how the addition will change what is happening now. He noted that is year has been excessive, due to the rain. Jeff Foster also noted that the camp does a great job, he would just like them to deal with the water issue.

Bergeron noted that the camp has experienced the same water issues since the State put in the bigger culverts. Bergeron noted that some of the runoff issues they have been experiencing are planned to be dealt with in future proposals.

John Sexton noted that he wanted to express the same concerns that the Foster's have expressed. He uses the beach as well and has noted that the beach is considerably wetter than it has ever been in the past.

Bruce Belliveau noted that he was concerned with the notice he received in the mail. It stated a major site development and noted 17 acres. Bergeron noted that the proposed addition falls under a major site development according to the Town of Chesterfield Regulations, and the 17 acres refers to the entire parcel.

Bob Del Sesto noted that he was present at the prior meeting where the board decided that they could not approve this application, and wanted some clarification regarding mention of a court order.

McKeon noted that he was mistaken at the last meeting as to the outcome of the previous court case. McKeon noted that there was an agreement reached between the town and Camp Spofford, and this agreement included Camp Spofford is to be considered a conforming use. Therefore the regulations that the board believed applied to Camp Spofford, in fact do not apply.

Koopmann asked if there were any more comments/questions from the public. There were none.

*Davis motions to close the public hearing, Vollbehr seconded the motion which passed unanimously.*

Discussion: Parisi asked if there were any gutters or downspouts planned for the new addition.

Bergeron noted that there were none planned. Parisi asked what the plans for the runoff from the building were.

Bergeron noted that they could put some stone infiltration strips (3foot x 1 foot) around two sides of the building. Parisi asked if there was any plan to change the gravel driveway. Bergeron noted there is not change to the gravel driveway.

Vote taken on the motion to close public hearing – *Unanimous*

Board discussion –

There was discussion regarding sending a letter of concern to the State regarding the buildup in the lake.

McKeon noted that separate from this application the board does have the authority to do so.

McKeon noted that all of the comments tonight from the public and applicant note that the issue with the water originates with the State and ends with the state.

*Vollbehr motioned to conditionally approve the application for Major Site Development by Camp Spofford upon the following condition:*

- *Instillation of stone infiltration strips 3 foot x 1 foot – on two sides of the building*

*Davis seconds the motion, which passes unanimously*

## **Items for Discussion**

**Cota** – Review for completeness

The Board reviewed the application. It was noted that the required certification under 403.3AH was there, but was not signed. The abutters acknowledgment is not signed and the setback dimensions are still not shown for all structures.

*Davis motions to accept the application complete enough for review on August 5, 2013, McKeon seconded the motion. Unanimous.*

Lachenal will add to the agenda for August 5, 2013.

**Items for Information**

McKeon – The Selectboard and Cersosimo have not signed an agreement to date.

**Other Business**

**Items for Signature**

Approved/Amended minutes 6/17/13  
Saba Plans

**Adjournment**

*Rolland motioned to adjourn the meeting at 8:15 PM, Peach seconded the motion which passed unanimously.*

The next meeting will be held in the Town Offices at 7:30PM August 5, 2013

Respectfully Submitted by:  
**Patricia Lachenal**  
**Planning Board Secretary**  
Approved by:

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**Brad Chesley, Chairman**

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**Date**