

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, August 5, 2013

Present: Chair Brad Chesley, James Corliss, Joseph Parisi, Rolland Vollbehr, Davis Peach and Jon McKeon.

Call to Order

Chesley called the meeting to order at 7:09 PM

Seat Alternates

Brad Chesley seated Joe Parisi for John Koopmann

Review of the Minutes

The board reviewed the minutes of July 17, 2013

Davis motioned to accept the minutes from July 15, 2013 as amended, Vollbehr seconded the motion which passed unanimously.

Appointments

Camp Spofford/David Bergeron – Conceptual consultation – No minutes were taken as conceptual consultations are non-binding on either party.

Saba, Pierre – Gas Station - This is a continuation of a public hearing on 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.

Present: Pierre Saba and Ronald Bell

Ron Bell noted that the only sheets that were affected by the changes made were sheets 2, 3 and 8. Bell noted that the runoff from the property is minimal. The board reviewed the July 25, 2013 letter from Higher Design. The letter included 7 items that needed to be addressed. After discussion with Ron Bell it was noted that under item one, the plan (Sheet 8) shows the dimension 27.1, however the letter states 27.01. It was noted that there are also dimension lines drawn on the plan, but the dimension is not listed/ (14.5). Under item 2, the board needs to see the calculations in the drainage post development report. Items 3 through 7 were addressed to the satisfaction of the board.

There were no comments from the public.

Corliss moved to close the public portion of the Pierre Saba Hearing, Parisi seconded the motion which passed unanimously.

Corliss moved to conditionally approve the Pierre Saba Gas Station Major Site Development application with the following conditions:

- *Changing the plan to indicate the correct dimension of the area of the drywell/stone infiltration field to 27.01(Sheet 8)*
- *Adding the dimension (14.5) to the plan for the area of the drywell/stone infiltration field. (Sheet 8)*
- *Adding the calculations into the Post Development Drainage Report to indicate the assumption of 30% void.*

Peach seconds the motion which passes unanimously.

Gary and Ellen Cota – Application for a Minor Site Development review for property located at 1011 Route 9 (Map 4B, Lot A26) consisting of approximately 1.72 acres in the Residential zone. This is a public hearing and may result in approval or denial of the application.

Present: Ron Bell

Bell noted that there is an existing building on the site which was used as a store. He noted that the owner Gary Cota is an artist and would like to sell his work as well as some local artist work. Bell noted that the store is currently directly on the property line. The property also has a 3 bedroom apartment and a one bedroom apartment. Bell indicated that a new leech field was installed for the apartments. The leech field is not big enough to cover the store, and is not able to be upgraded. The store will only have one maybe two employees and therefore they are proposing a holding tank. It was noted that they will need approval from the State for the holding tank. Bell noted that the applicant has not applied to the State for approval yet. Bell noted the proposal is to tear down the existing building and construct a new one back into the hillside about 13 feet. The new building will have the same footprint of the existing, with a bit of a different shape. Bell noted that the increase in impervious coverage is 12%. Bell stated that there are 7 parking spaces for the store, and 4 for the apartments. (2 each). It was noted that one of the parking spaces for the store is out back close to the apartments, and will be used for employee parking. Bell noted that Cota will be working on the garage and the deck as they are in rough shape. Bell noted that currently nobody should be on the deck or in the garage as it is not safe. Bell noted that Cota will be obtaining a building permit soon to fix both the deck and the garage. Bell noted that the hillside is directly behind the new proposed location and is a steep six (6) foot drop. A retaining wall has been designed at 5 ½ feet high from the corner of the building out to the porch. McKeon noted that the drainage behind the retaining wall will need to be addressed. Bell noted that it should have a perimeter drain along the top. Bell noted that there are four (4) outside lights proposed. One light is pole mounted and three are wall mounted on the building. Bell noted that the lights on the plan are not downcast, so he will have to change them. It was noted that the light on the gable and the dormers are 13.5 feet high. Bell stated that the pole mounted light will be changed to be on the mounted on the utility pole. McKeon noted that the center of the lamp needs to be no more than 20 feet from finished grade.

Parisi noted that at the last meeting it was noted that there was a signature missing from the certification on the plan. The abutters acknowledgment was not signed and the setback dimensions were not on the plan. Lachenal noted that Cota did sign the abutters acknowledgment. Bell noted that he had added three setback dimensions to the plans he had in front of him, however the board did not have the same plans. Corliss noted that the parking area dimensions are not noted. It was noted that Bell stated he added dimensions to sheet 2, however there was no revision date noted. There was discussion on how long the store was out of use. The board is unsure of how long the store was not used for. Davis noted that 502.4 states that it may be resumed within one year.

Chesley opened the meeting to the public.

Robert Del Sesto- (Public)

Del Sesto noted that the ZBA decision only allowed for an increase of cubic feet of 37%. Del Sesto noted that the pre and post cubic feet are not noted anywhere. Del Sesto noted that there is currently permission granted from the State to park in the property line. Del Sesto noted that at the ZBA meeting, the applicant stated that if the development is approved, they will give up the right to park there. Del Sesto would like to see proof that the applicant has given this right up. Del Sesto noted that he believes that parking will happen in front of the store, unless there is a no parking sign posted on the island facing east. Del Sesto noted that he believes that loading and unloading will need to be addressed. Bell noted that the business will be very low volume. Del Sesto noted that the use intensity statement states there will be 6 parking spaces, but the plan indicates 7. Del Sesto noted that the use intensity statement indicates approval from the ZBA, he believes that should say variance, not approval. Parisi noted that it would be useful to have the applicant here at the next meeting to answer some of the questions that the applicants representative is not able to answer.

McKeon motioned to continue the public hearing on Gary and Ellen Cota to September 16, 2013 at 7:30 PM at the Town Office building. Peach seconded the motion which passed unanimously.

Items for Discussion

McKeon noted that it is time to update the Master Plan. He noted that a committee should be formed. McKeon noted that the board should keep this in mind when talking about next year’s budget. Chesley will take a look at the current master plan and start preparations for the forming of a committee.

Chesley noted that the first scheduled meeting in September falls on Labor Day. The meeting will be cancelled. The board will have the regularly scheduled second meeting in September.

Items for Information

Saba, Paul – Driveway Permit

Other Business

Items for Signature

Approved minutes 7/1/13
Camp Spofford Plans

Adjournment

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

The next meeting will be held in the Town Offices at 7:30PM August 19, 2013

Respectfully Submitted by:

Patricia Lachenal
Planning Board Secretary

Approved by:

Brad Chesley, Chairman

Date