

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, September 16 2013

Present: Brad Chesley, James Corliss, Rolland Vollbehrr, John Koopmann, Jon McKeon, Davis Peach and Joe Parisi

Lawson- Kelleher (8:05)

Call to Order

Chesley called the meeting to order at 7:04 PM

Seat Alternates

Chesley seated Parisi for Lawson-Kelleher (Lawson-Kelleher arrived at 8:05 and was a voting member for Wrobel)

Review of the Minutes

The board reviewed the minutes of August 19, 2013

Corliss motioned to accept the minutes from August 19, 2013 as presented, Koopmann seconded the motion which passed unanimously.

Appointments

PSNH - Scenic Road – The purpose of this hearing will be to consider the request of Public Service of New Hampshire for trimming and removing trees on Gulf Road. The Town has designated Gulf Road as a scenic road and pursuant to RSA 231:158 II a public hearing is required.

Dave Crane was present for PSNH.

Crane noted that PSNH is on a normal maintenance cycle, which averages about every four (4) years. This proposal is part of the normal maintenance cycle. PSNH will be trimming about 90% of the Town this year and the remaining next year. Crane noted that keeping the trees under control is a major factor in supplying uninterrupted power. Right now Chesterfield is experiencing more tree related outages than other towns. Crane noted that the proposal on Gulf Road includes 21 trees being removed. Three of the trees were brought to the attention of PSNH by Bart Bevis, Chesterfields Road Agent. Crane noted that each property owner has been notified by US Mail as required by State law. Crane noted that 45 days of non-return of the letter is considered consent. Crane noted that Lucas Tree has received the contract this year, and the crews are local people. Crane noted that pink and blue flagging has been out on the gulf roads, along with signs for about 3 weeks now. Crane stated that they anticipate cutting to begin on Gulf Road in October.

Chesley opened the meeting up to the public. There were no comments or questions from the public.

Peach moves to close the public hearing. Corliss seconded the motion which passed unanimously.

Corliss moves to accept the proposed tree cutting/trimming plan from PSNH as presented. McKeon seconded the motion which passed unanimously.

Gary and Ellen Cota – This is a continuation of an 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.

Gary Cota and Ron Bell were present.

The board reviewed the changes to the drainage above the retaining wall. The board is happy with the new information. Bell noted that the dimensions for the parking spaces have been added. The board noted the dimensions for the slanted spaces are not indicated. Bell noted that he added a no parking sign facing east on the island. Bell noted that there will be a new light fixture on an existing pole with 20 foot mounting height. Chesley noted that it needs to be 20 feet from finished grade to center of housing. Cota noted that all deliveries will be by Artists bringing their work by car, or maybe a pickup truck. Deliveries will not be made by delivery trucks. Cota noted it will be a small gift shop. Cota noted that wood may be delivered for his projects, but nothing over 12 feet long would be delivered. Chesley noted he would like this information added to the use intensity statement.

Del Sesto noted that the applicant has still not answered his prior question about giving up the permission he currently has now for parking encroachment. Del Sesto noted he would like it in writing that he is giving up the right.

Cota noted that once the building is torn down, they will not need to use it. Cota noted that he has a letter from the State making it clear that the agreement would be null and void. Cota will get a copy to the board. McKeon noted he would like to see lettering on the ground along the entire curb stating that there is no parking. (In multiple places) Cota noted that loading/unloading will happen in front of the building. The board would like to see some indication on the plan where the loading/unloading will occur.

The board would like to see the use intensity statement indicate that there will be occasional wood deliveries, typically once per month and artists will be delivering their own work.

It was noted that the use intensity statement currently has the wrong dimension.

Peach moves to close the public hearing. Corliss seconds the motion, which passes unanimously.

Board Discussion –

Corliss moves to conditionally approve the Gary and Ellen Cota application for a Minor Site Development on property located at 1011 Route 9, Map 4B, Lot A26 with the following conditions:

- 1. Add to the plans no parking to pavement to assure no parking in state right of way*
- 2. Fix dates on the revision blocks*
- 3. Provide letter from Dot – giving up parking in right of way*
- 4. Indicate loading zone on the drawing*
- 5. Use intensity revised to show – occasional deliveries of lumber aprox once a month – artisans delivering their own work and building is 1160 square feet*
- 6. Add dimension for slanted parking spaces*
- 7. Better dimension the height of the light 20 above finished grade to center of fixture*

Vollbehr seconds the motion which passes unanimously.

Douglas M. Wrobel – This is a continuation of an application for a Minor Subdivision review for property located at Glebe Road, Spofford NH (Map 7, Block D, Parcel 8) consisting of approximately 85.9 acres in the Residential zone. This is a public hearing and may result in approval or denial of the application.

Lawson-Kelleher takes her place as a voting member on the board. Koopmann recuses himself from the board as an abutter. Chesley seats Parisi for Koopmann

Dave Mann was present.

Mann indicated that they increased the acreage to the necessary 5 acres and increased the frontage to 400. Koopmann (public/abutter) noted that he would like to put any approval/denial off till the next meeting so that he has time to walk the lot. Koopmann noted that he is concerned with the amount of property in that area, it could potentially become more lots later.* Lawson-Kelleher noted that there is a time frame the applicant would have to follow.

Del Sesto asked if the application is approved, would there be markers put into place. Mann noted that yes there would be survey pins put in place.

Del Sesto noted that the lot shape is not allowed to be oddball. Koopmann noted that the continuity of the pre-existing lots are a concern as they are heavily wooded affording privacy to the neighbors.

It was noted that the narrowest point of the proposed lots is 150 feet.

Mann noted that the lot shape is dictated by the frontage and the size. Mann noted that the potential driveway is in the same place and the potential building site is also located in the same place.

Koopmann noted that to be harmonious, the lot should be square or rectangular.

Peach moves to close the public hearing. Corliss seconds the motion which passes unanimously.

** Footnote – Koopmann wanted to note that he was concerned with the irregular shape of the property and it was not what he anticipated as the shape of the lot.*

Board discussion –

Chesley noted that the irregularity of the lot is dictated by the adjoining property.

Corliss noted that 150 feet is not excessively small, it has plenty of room between setbacks.

Lawson-Kelleher noted that while it would be nice to be able to visit the property of every application that comes before the board, the plans are here to look at. Lawson-Kelleher noted that there is no real reason to have a site visit for a simple subdivision. Peach noted that the application has two pages of abutters and only one has come to the meeting to show any concern with the proposal. Peach noted that the application meets all of the requirements. Parisi noted that he is looking at the application for the first time, and it is a couple minutes from his home, therefore he would like time to drive by and look at the property.

Corliss moves to approve the Douglas M. Wrobel application for a Minor Subdivision review on property located at Glebe Road, Spofford NH, Map 7, Block D, Parcel 8. Peach seconds the motion which passes by majority with Parisi abstaining.

Items for Discussion

2013 NH Municipal Law Lecture Series – Anyone interested should see Lachenal

Saba, Pierre – the board reviewed the most recent plans submitted by the applicant. To make sure all of the conditions of approval have been met.

The board did not find a new post drainage report as indicated on the notice of decision. Lachenal will notify the applicant that they have not completed all of the necessary items for signature.

Bell provided the board with the missing drainage report. The board reviewed the information and noted it meets the conditions.

Corliss moves that all conditions have been met on the Pierre Saba application for Major Site Development. Lawson-Kelleher seconds the motion which passes unanimously. The plans will be signed tonight.

Items for Information

Shoreland Permit Application – OOT, Chris & Sara
NH Division of Historical Resources - Request for Project Review

Other Business

Chesley will continue to work on the Master Plan schedule

Items for Signature

Approved minutes
Pierre Saba plans
Voluntary Merger

Adjournment

Corliss motioned to adjourn the meeting at 9:15 PM, Rolland seconded the motion which passed unanimously.

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

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

Brad Chesley, Chairman

Date