

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, October 21, 2013

Present: Brad Chesley, James Corliss, Rolland Vollbehr, John Koopmann, Jon McKeon, Davis Peach, Joe Parisi, Michael Lynch and Susan Lawson-Kelleher (7:56)

Call to Order

Chesley called the meeting to order at 7:11 PM

Seat Alternates

In Lawson-Kelleher's absence, Chesley seated Joe Parisi

Introduction of Michael Lynch new planning Board alternate. Chesley noted that he is welcome to participate in the discussion as an alternate, but is prohibited from voting unless seated in a full member's absence.

Lawson-Kelleher joined meeting at 7:56 PM, she was reinstated as a voting member after the J.A. Mulligan application was completed.

Review of the Minutes

The board reviewed the minutes of October 7, 2013

Koopmann motioned to accept the minutes from September 16, 2013 as presented, Vollebhr seconded the motion which passed unanimously.

Appointments

J.A. Mulligan Associates, LLC – This is a continuation of an application for a Major Site Plan Development Review for property located at Coachman Road (Map 12, Lot A-1.28) consisting of approximately 22.83 acres in the Commercial/Industrial zone. This is a public hearing and may result in approval or denial of the application.

Rob Hitchcock was present for the applicant. The board was provided with new plans dated August 13, 2013 revised through October 8, 2013.

Hitchcock noted that the board had some issues they wanted cleared up from the last meeting:

The board wanted construction start and end dates. Hitchcock noted that dates have been added, however only the month as construction does not always start on a specific date. The abutter information for Betsy Chickering has been updated to the correct Map and Lot numbers. On Page C-2 the distances from the structure to the setbacks have been added. The dimension for the height of the light pole has been added. Page A-4 was missing a signature line, which has been added. The certification has been signed. Hitchcock provided a cut sheet for the building lights. High and low points have been added to the plans. The cistern location has been added to the plan.

The reviewer comments have been received and provided to the board and the applicant. The police Chief Lester Fairbanks noted no objection to the proposed expansion. Chet Greenwood, Chesterfield Code

Enforcement noted that the addition must meet sprinkler requirements. Hitchcock noted that the cistern is in place and he can get verification of the requirements being met if the board wants to have that as a condition of approval. Jeff Chickering, Chesterfield Fire Chief had some concerns with access around the building. Hitchcock noted that there is access around the entire building with plenty of room for all fire trucks. Bart Bevis, Chesterfield Road Agent noted that the only impact he sees is traffic on Stow Drive and that will be minimal.

Parisi noted that the use intensity statement notes 80-90 additional trips per day. Hitchcock noted that 100-150 would be a more accurate number. Parisi noted that he would like information on the percentage increase. McKeon noted that he believes that the number is more important than the percentage increase. Lawson-Kelleher noted that she would be more worried about the impact of the traffic hitting the highway than the traffic on Stow Drive. Hitchcock noted that the traffic generated by Fedex, even with the expansion, is insignificant compared to the traffic generated by UNFI.

Bob Del Sesto (public) stated that he still has concerns regarding the waivers submitted with the State AOT application. Del Sesto noted that the State's answers to the waivers have the potential to change the plans. Del Sesto noted that he would like to see the wetland permit approved before a decision is made, as this may also effect the board's decision.

Corliss noted that if the State requires a change that triggers a change on the plans, then the applicant would have to come back to the Planning Board for approval.

Hitchcock noted that the requested waivers would not change the design. The requested waivers are for having the detention basin in a part of the protected well area, not having site specific soil survey and the ground water recharge requirement.

Peach moves to close the public portion of the hearing, the motion was seconded by Corliss and passed unanimously.

Board Discussion

Parisi noted that the use intensity statement should be corrected to reflect the numbers indicated by Hitchcock. He noted he would also like to see a baseline established. Parisi noted that he is not looking for a "traffic study", the same analysis as used in the current use intensity statement would be sufficient. Corliss noted that if that information is needed as part of the approval, then the board cannot issue a conditional approval tonight. Lawson-Kelleher noted that if the board did not have concerns with the numbers but was just looking for the information to be included, then they could issue a conditional approval. McKeon noted that for him, it would be informational only. He would like to see the use intensity statement updated to say "not to exceed 150 trips per day. Lawson-Kelleher noted that because Chief Fairbanks had no issues with the proposal, she would take that to mean that there are no current issues with traffic and that he does not anticipate any with the additional traffic. Vollbehr noted that he does not see an issue with the additional proposed traffic. Chesley noted that he would like the information corrected in the use intensity statement, but does not feel it will affect the decision. Peach noted he does not see it as a big deal.

McKeon moves to conditionally approve the J.A. Mulligan Associates, LLC application for a Major Site Plan Development for property located at Coachman Road (Map 12, Lot A-1.28)

Final approval contingent upon the following:

- 1. State AOT permit approval*
- 2. Adjust use intensity statement to a cap of 150 additional trips per day*
- 3. Certification that existing cistern will provide added sprinkler coverage*

Corliss seconded the motion which passed majority.

Items for Discussion

Lawson-Kelleher now a voting member and Parisi not voting.

Donahue – Request for extension on condition of approval. (Continued from previous meeting)

Lawson-Kelleher read Land Development Regulation 303.6

McKeon noted that they have legitimate reasons for the request, and he does not see the drawback in granting the request for an extension.

Corliss moved to extend the conditional approval for the Charles A Donahue, Trustee of the Charles A. Donahue Revocable Trust of 1988 conditional approval for one year based upon section 900 in the Land Development Regulations. The reasons to extend time is the amount of time it has taken to meet State requirements. It is not contrary to the intent of the regulations. Lawson-Kelleher seconded the motion which passes unanimously.

The extension will expire October 1, 2014

Peach noted that he believes that the board members need to listen to each other so as to not drag out the meetings. He feels the board needs to be more efficient. Bob Del Sesto (public) noted that he believes that if the board wanted to move things along, they should look at the documents in the office prior to the meetings.

Erosion control – email with Greenwood and McKeon. – It was brought up at prior meetings there was some concern with the erosion control on the Donahue site. The board reviewed emails between Chet Greenwood (Code enforcement) and Jon McKeon. The emails indicate no issue with the current conditions.

Items for Information

Other Business

The board received the plans from Gary and Ellen Cota. The board reviewed the newest plans and the Notice of Decision. The board reviewed the new plans provided, noting that at the last meeting there were two items still missing.

The two missing items –

1. Add to the plans – No parking to pavement to assure no parking in state right of way.
2. The building dimensions

The board reviewed the plans and noted that the missing two conditions have been met.

Corliss moved that the conditions have been met, McKeon seconded the motion which passed unanimously.

The plans will be signed tonight.

Wrobel – Lachenal noted that all of the required copies have been received. The plans will be signed tonight.

Chesly noted that he noticed there was a meeting at the State level regarding ice fishing on Spofford Lake. McKeon noted that it has been decided that ice fishing will not be allowed this year on the lake. There is a 40 page report on the reasoning. Some of the reasoning includes, milfoil being transported, bait fish being non-native, vehicles on the lake, and pollution.

Items for Signature

Cota
Wrobel

Adjournment

Corliss motioned to adjourn the meeting at 8:55 PM, McKeon seconded the motion which passed unanimously.

The next meeting will be held in the Town Offices at 7:30PM on November 4, 2013

Respectfully Submitted by:

Patricia Lachenal
Planning Board Secretary

Approved by:

Brad Chesley, Chairman

Date