

**TOWN OF CHESTERFIELD, NH**  
**PLANNING BOARD**  
**MINUTES**

Monday, December 3, 2012

Present: Brad Chesley, Chair, Selectmen Jon McKeon, Representative, James Corliss, Bob Del Sesto, and Roland Vollbehrr, John Koopmann, and Susan Lawson-Keller

**Call to Order**

Chesley called the meeting to order at 7:09 PM

**Review of the Minutes**

November 19, 2012

*Lawson-Kelleher motioned to accept the November 19, 2012 minutes as amended. Corliss seconded the motion which passed unanimously.*

**Appointments**

No appointments scheduled

**Items for Discussion**

- McKeon noted that although he was not present at the last Planning Board meeting, he has reviewed the minutes and would like to mention that when talking about the Cersosimo and the truck traffic, the board should also discuss the fact that the road is already in bad shape. It was noted that Cersosimo is due to be back before the board on December 17, 2012 at 7:30 and the board will discuss this issue then. (\*Clarification – McKeon noted that he wanted to make sure the board is aware of the fact that the road is in bad shape and there is issue with backhauling. Each trip that goes out, has the potential for backhauling and each trip creates more stress on an already failing road.)
- Engineer for Kwader subdivision – Chesley and McKeon recused themselves. Corliss noted that the board needs to hire an engineer to look at Pinnacle Springs extension and let the board know what improvements, if any, will need to be made to support the additional use. Corliss noted that he attempted to speak with the road agent, Bart Bevis, but Bevis told him that Pinnacle Springs Extension is a private road and the Highway Department has no jurisdiction regarding a private road. The board discussed who and where to hire. Koopmann suggested using Kirk Stenerson (Higher Design) as he has worked with the board previously.

*Lawson-Kelleher motioned that Corliss contact Kirk Stenerson to be the engineer evaluating the road for the Kwader subdivision. The motion was seconded by Vollhbehr.*

*Discussion: James asked if the motion was to hire him and have him do the work. Lawson-Kelleher noted that was the intent of the motion. The motion passed unanimously.*

Corliss will contact Kirk Stenerson. In the event that Kirk is not available, the board suggested that in the event he is unavailable, Corliss should ask for a recommendation from Stenerson.

Chesley and McKeon rejoined the board

- Permit By Notification Form – 16 Tyler Road  
The board reviewed the information provided. No action required.
- Brad – Bevis response re: Welcome Hill, Holden response regarding Cersosimo Drainage, and Chet response to in-law apartment questions  
Chesley spoke with Bevis and Bevis informed him that the project is under the jurisdiction of DES and he has no issues with the proposed project. Chesley asked if the board had concerns that they believe should be brought to DES. The board does not see reason to go to DES.

Chesley noted that he spoke with Chet regarding the Immergut's question regarding the in-law apartment regulations. The board was provided an email from Greenwood. The board discussed the email.

The board had discussion regarding the zoning regulations. The consensus of the board is that the regulations are good the way they are and there is no need to change them. Koopmann and Del Sesto would like to see what other towns have done with this issue.

Corliss noted that he does not see an issue with the current regulations.

The board tabled this discussion to the second meeting in March. The issue will be discussed more then.

Chesley noted that he contacted Holden regarding the drainage submittals for Cersosimo.

Holden stated that the plans are adequate. Lawson-Kelleher noted she has not had a chance to gather in requested information from Westmoreland to date. She will bring it to the next meeting.

- Del Sesto presented the board with more pictures from the Saba Route 9 Property. Del Sesto stated that Attorney Ratigan told them to document what they see with photos. Under existing regulations (Zoning) we can bring it (separate parking and delivery space) up at any time. Corliss asked how could the board get involved with enforcement or getting others involved with the parking situation. Chesley interrupted and asked what the objective is, where is this all suppose to take the board and Saba? Del Sesto stated that he would like separate loading/unloading areas for trucks.  
Lawson-Kelleher noted that she spoke with Saba and he stated he has spoken with the police department and the DOT. Corliss stated that a suggestion from Ratigan was to get some documentation and send to DOT to make them aware. McKeon stated that the board could write a letter to Saba. Chesley believes we should write the letter. The letter could include references to the current violations, letting him know that we anxious to meet with him and solve the issues. The board noted that signage and parking around traffic island is the biggest concern.  
The board will look over the plan and draft a letter at the next meeting.

## **Items for Information**

## Items for Signature

- Approved November 5, 2012 amended minutes

## Adjournment

*Vollhber motioned to adjourn at 8:45PM, Corliss seconded the motion which passed unanimously.*

Respectfully Submitted by:

**Patricia Lachenal**

**Planning Board Secretary**

Approved by:

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**Brad Chesley, Chairman**

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**Date**