

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, January 6, 2014

Present: James Corliss, Jon McKeon, Davis Peach, John Koopmann and Mike Lynch

Call to Order

In Chesley's absence, Corliss called the meeting to order at 7:15

Seat Alternates

Mike Lynch seated for Rolland Vollbehre

Review of the Minutes

December 16, 2013

McKeon motioned to accept the minutes as presented from December 16, 2013. The motion was seconded by Koopmann and passed unanimously.

Appointments

Conceptual consultation- Stone House – no minutes taken as conceptual consultations are non-binding on either party.

Town of Chesterfield – Proposed amendments to the Town of Chesterfield Zoning Ordinance – McKeon noted that everything should not remain in capital letters. There were a couple minor changes noted, 401.7 I, the reference to 401.7, should be 401.2 and 401.4. Vehicle was misspelled under 401.7 H. These items will be addressed.

Corliss opened the discussion to the public. Chet Greenwood (Code Enforcement) noted that 401.4 Illumination does not address electronic signs. Corliss noted that the proposed wording does not preclude electronic signs, but does address scrolling and moving signs. McKeon noted that scrolling signs are not desired as they distract drivers. Bob Brockman noted that a time limit on changing signs may be a good compromise.

Corliss moves to amend the proposed zoning regulation 401.4 Illumination to " 401.4 Illumination Illuminated signs must be downcast lighted, and lit either on the surface by lamp whose illuminating bulb or tube is shielded from direct view; or by internal means, with an illuminating bulb or tube which is shielded from direct view. Such lighting shall be shielded at its source from abutting streets and nearby properties. Signs shall not contain rotating, flashing, moving or scrolling words, lights or moving parts. Display elements shall not change so as to cause any distraction to the traveling public. Signs shall change no more than twice per day." The motion was seconded by Peach and passed by majority. (No: Lynch) (Yes: Corliss, Koopmann, Peach and McKeon)

Jeff Scott noted that 401.2 C appears to only apply to businesses. It was noted that the proposed changes to "c" were a clerical error.

Corliss moves that there are no proposed changes to 401.2 C. The motion was seconded by Koopmann and passed unanimously.

It was noted that 401.2 B does not address two sided signs.

Corliss moves to add " per side with a two side limit" to the end of 401.2 B. The motion was seconded by Peach and passes unanimously.

A member of the public noted that 401.7 E's last sentence states that "signs must be in good repair". It was noted that it seems odd that this sentence is put there, as it should be placed somewhere where it applies to all signs, not just temporary signs.

Corliss moves to strike the last sentence "Signs must be kept in good repair" from 401.7 E and move it to its own new regulation 401.8. Peach seconded the motion which passed by majority. (No: Lynch) (Yes: Corliss, McKeon, Koopmann and Peach)

Jeff Scott noted that 401.7 H states "movable" which is very vague. McKeon noted that the Town is unable to regulate vehicles after they are registered, and therefore we cannot change the wording on that regulation. It was noted that Code Enforcement does have the ability to make sure it meets set back requirements.

Corliss moves to change 401.7 H wording - ... Code Enforcement officer to comply with all setbacks... The motion was seconded by Peach and passed unanimously.

McKeon noted that the board need to look at the changes and decide if they are significant changes and require re-posting and another hearing.

The board will repost and have another public hearing on February 3, 2014.

Clough, Harvey and Barbe – This is an application for a Lot Line Adjustment of the property located at 115 Hutchins Road (Map 1, Lot B6.3) consisting of approximately 12.84 acres in the Residential Zone.

Harvey Clough and Darrell Chase were present. The board reviewed the application for completeness. *Lynch moves that the application is complete enough for review. Peach seconds the motion which passed unanimously.*

The applicant stated that they are looking for a lot line adjustment to add some open space to Darrell Chase's back yard. Corliss noted that it looks like a reasonable request.

Corliss opened the meeting to the public. There were no comments from the public.

Peach moved to close the public hearing. Koopmann seconded the motion which passed unanimously. Peach moves to approve the lot line adjustment for Clough as presented. Koopmann seconded the motion which passed unanimously.

Wyatt, Ben - This is an application for a Minor Subdivision of the property located at 158 Crowningshield Road (Map 24, Lot D8) consisting of approximately 150 acres in the Rural/Agricultural Zone.

Ben Wyatt was present. The board reviewed the application for completeness.

Lynch moves to accept the application as complete enough for review. The motion was seconded by Peach and passed unanimously.

Wyatt noted that he purchased the log cabin at the end of the road in 2012. When purchased, it was in a state of disrepair. The cabin has been renovated. He noted that he has been trying to get traditional financing for the property, and has unable to do so at this time. Wyatt noted that the banks have stated that the biggest reason for not being able to finance the property is that the house is on 138 acres and they are unable to find comparable properties sold to qualify for their regulations. He has been told that the only way to get traditional financing would be to have the house on a smaller lot. Wyatt noted that he has no intention of further subdividing the remaining acreage.

Corliss opened the meeting to the public

Jeff Scott noted that if it meets all the requirements of a subdivision, then he is allowed to do it whether he needs the financing or not.

John Killmire (Abutter) noted that his main concern is the road not being able to handle additional traffic if Mr. Wyatt does decide to subdivide further. Jeff Scott asked the board if Wyatt did decide to subdivide further, if he would be required to widen the road. Corliss noted that the board cannot speculate into future possible applications.

Dave Copeland noted that he is there representing the Banks' who are abutters to the property and fully support the subdivision.

Peach moved to close the public hearing. The motion was seconded by Koopmann and passed unanimously.

Board Discussion:

McKeon noted that the Road Agent (Bart Bevis) noted on his review of the plans that people are parking in the cul-de-sac. McKeon noted that there is not a driveway on this property and this issue should be addressed with this application. McKeon noted that he would like a condition of approval to be an application for a driveway permit and installation of a driveway on the property. The board would like to speak with Wyatt about this issue.

Koopmann moves to re-open the public hearing. The motion was seconded by Peach and passed unanimously.

Wyatt noted that he was not informed of the issue of people parking in the cul-de-sac. He noted that there is a lot of flat area on the property and he pays someone to plow out places for the tenants to park. Wyatt noted that because it is winter, he is not able to construct a driveway at this time. He noted that on a functional level, there is plenty of room for parking.

Jeff Scott noted that he believes that a driveway would be a separate issue, and has nothing to do with the application for a subdivision.

McKeon noted that a condition should be that there needs to be designated parking for the building. The building has three apartments, and should have adequate parking for the three apartments. Peach noted that he understands what McKeon is saying, but does not believe that this issue should hold up the subdivision. Peach noted that the cars should not be parked in the cul-de-sac and there are other ways to enforce that. Lynch noted that he does not believe it has anything to do with the subdivision and should be handled in another way.

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

Peach noted that everyone has good points, but he does not see why we cannot allow him to continue what he is doing. If people are parking where they are not suppose to park, there are consequences. Peach noted that we do believe that there does need to be some clear definition of parking area's on the property. McKeon noted that there is no parking area and the board does not condone that.

Peach moves to accept the subdivision as presented, noting that the board has a concern for adequate parking which needs to be addressed.

The motion receives no second and dies.

Lynch moves to accept the application as presented. Peach seconds the motion which passes by majority. (No: McKeon, Koopmann) (Yes: Corliss, Lynch, Peach)

Camp Spofford Evangelical Free Church of the Eastern District - This is an application for a Major Site Plan Review of the property located at Route 9A (Map 5N, Lot A2 & A1) consisting of approximately 17.5 acres in the Residential Zone.

Dave Bergeron, Dan Bartlett Peter Fierello and Tom Hannah were present for the applicant.

The board reviewed the plans for completeness.

The board noted the following things missing from the application:

Inspection permission, revision blocks from some pages and the two (2) architectural pages do not have a place for the chairman to sign.

McKeon moves to accept the application complete enough for review. Peach seconds the motion which passes unanimously.

The applicant provided the board with a hand written inspection permission.

Dave Bergeron explained the application to the board.

Bergeron noted that two buildings will be removed and replaced by the dining hall. The new building will have a larger footprint than the old dining hall. The existing driveway will be utilized for access to the dining hall, with some changes. The changes that will be made to the driveway have been submitted to DOT. Bergeron noted there is some landscaping planned around the building. It was noted that the existing fire protection tank on the hill has a place where the new system will be able to be fed from that tank. Bergeron noted that they have reduced the run off with stone infiltration areas, pervious pavers and depression areas in the lawn. It was noted that the pervious pavers were included in the impervious calculations. There is no change to traffic, as the same people that worked there are still working there, there is no increase.

Dan Bartlett (DB Architects) noted that they wanted the building to be big enough to have the things they need/want, but not impose on the lake. They are using the same materials and colors from other buildings on the property to help it blend.

Board discussion

Corliss noted that he is impressed with the post drainage runoff numbers.

McKeon noted that they need to make sure the existing tank is big enough. Bergeron noted that when they get a building permit, the Code Enforcement offices will probably have to go to the Fire Marshall. It was noted that Chet Greenwood (Code Enforcement) was looking for a 3rd party review of the building drawings. Bergeron noted that the same request was made when the Chapel was built.

The board discussed a condition on 3rd party review.

Corliss moves that the application is conditionally approved as presented with the following condition:

1. *Building construction plans be reviewed by a third party to the satisfaction of building inspector. Davis seconds.*

Discussion –

McKeon who picks the third party? Corliss noted that he could ask Chet for some direction and bring it back to the board.

The motion passes unanimously.

Items for Discussion

Master Plan

Items for Information

Boundary survey plan
Cersosimo agreement

Other Business

Third Monday of February is a holiday. Meeting is cancelled.

Items for Signature

JA Mulligan Fedex – if conditions have been met.

Peach moves that all conditions have been met. McKeon seconds the motion which passes unanimously.

The plans will be signed tonight.

Adjournment

Lynch moves to adjourn at 11:14 PM. Peach seconds the motion which passes unanimously.

The next meeting will be held in the Town Offices at 7:30PM February 3, 2014.

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:

Brad Chesley, Chairman

Date