

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, March 17, 2014

Present: Brad Chesley, James Corliss, Jon McKeon, Rolland Vollbehr, Mike Lynch, Davis Peach.
Sue Lawson-Kelleher (8:30)

Call to Order

Chesley called the meeting to order at 7:16

Seat Alternates

Mike Lynch was seated for John Koopmann

Vote for Officers

Chesley nominated James Corliss as Chairman, the nomination was seconded by Peach and passed unanimously.

McKeon nominated Brad Chesley as Vice Chair, the nomination was seconded by Peach and passed unanimously.

Vollbehr nominated Davis Peach as Secretary, the nomination was seconded by Corliss and passed unanimously.

Corliss took over the meeting as Chairman of the board.

Review of the Minutes

March 3, 2014

Chesley motioned to accept the minutes as presented from March 3, 2014. The motion was seconded by Vollbehr and passed unanimously.

Items for Discussion

Corliss noted that the letter has been completed. Corliss and Chesley will bring the letter to the Zoning Board at their next meeting.

Peach noted that he does not support the entire letter. Peach noted that he supports the beginning of the letter, but the second part, in his opinion, sounds condescending. Peach stated he does not believe the Planning Board has any business as a board to include the second part in a letter. Peach noted that he supports asking for more specific information when needed. Chesley noted he was on the fence about the second part of the letter, but has read the meeting minutes and believes they do need to be more specific. Corliss noted that although the board has no authority, we are attempting to be helpful in making the process more streamlined. Lynch noted that he believes if the Zoning Board is not specific, then the decisions are left to the Planning Board. McKeon noted that the letter is designed to ask them to add limits so that the Planning Board is clear about the intent of the Zoning Board's decision.

It was suggested to change part of the letter. Remove " For the Five motions:" and replace it with "In addressing the five motions in this manner we feel the Planning Board will have a clearer understanding of the Zoning Board of Adjustment's decision."

Peach moves to accept the change to the letter and have Corliss and Chesley present the letter to the Zoning Board of Adjustment at their next meeting. The motion was seconded by Chesley and passed unanimously.

Appointments

First Universalist Church - This is a public hearing on an application for a Minor Site Development of property located on Main Street (Map 13C, Lot A4) consisting of approximately 1 acre in the Residential zone.

Review for completeness:

The board noted the following issues with the plans as presented: Acreage is not noted on the plans, there is no date or revision block noted on the small sheet, the small sheet needs to be bigger and needs Dave Mann's signature, there is no signature line for the chairman on page A1 or A2, the application has not been signed.

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

Tim Sampson and Jim Lichoulas were present for the applicant.

Sampson noted that the application is for a small accessory building. The building will be used as an accessory building for the church by church groups once or twice a week, when the groups are small and they do not need to open the whole church and also for storage. Sampson noted that the style fits in with the neighborhood with the clap boards and asphalt shingles. The building will add about 2% additional site coverage. The applicant has received a ZBA variance for parking on the grass. It was noted that the building would be used all year long.

Peach noted that if the building will be used in the winter, and the church is closed in the winter, a bathroom will be needed. McKeon asked how much lot coverage there was prior to this proposed addition. Sampson noted it was about 7% before and will be about 9%. It was noted that there appears to be an old well on the property and there is a question of how close it is to the proposed building. Lichoulas noted that he believes it is an abandoned well. The applicant will get information on the current state of the well. It was noted that there are notes on the small sheet indicating some question as to the boundary lines. Lichoulas noted that the land was given to the church years ago by the abutters and the boundary lines were not done correctly. McKeon noted that there must be boundary line agreements somewhere. Lichoulas noted he will forward the boundary line agreements to the board. It was noted that the pin was moved in the right of way when the highway did some work years ago. Corliss noted that the small sheet appears to have some uncertainty on it, and the board will require drawings that are not unclear. Chesley asked if there was any lighting proposed. Sampson noted that there would be some lighting, and it would be downcast lighting on motion sensors. Cut sheets for the lights were provided to the board. The board would like a lighting plan, which can be on a 11X17 size sheet. It was noted that Chet Greenwood (Code Enforcement) noted that the building will need to be ADA accessible. Greenwood also noted that there are no indication of utilities to the building. Sampson noted that the building will be ADA accessible and he will be speaking with Greenwood about needing a bathroom. Sampson noted he will include information regarding the utilities on the plans. It was noted that the height of the building is not noted on the plans. Sampson will add this information. It was noted that Jeff Chickering (Chesterfield Fire Chief) noted the building is fine for storage, but he will need more information regarding occupancy before signing off on the application. Sampson will get contact information from Lachenal and contact Chickering directly.

The meeting was opened to the public, there was no public present.

Chesley motions to continue the public hearing on the application for minor site development of the First Universalist Church to April 7, 2014 at 7:30 in the Town Office building. The motion was seconded by McKeon and passed unanimously.

Items for Discussion

Master Plan

Chesley noted that the budget was approved at the town meeting, so the next Master Plan meeting will be held soon. Chesley noted that Southwestern Regional Planning Commission will be assisting with the process.

Vollbehr noted that he was informed that Sovernet found it costs about \$40,000 per mile to run high speed fiber.

Items for Information

Charles Donahue Revocable Trust of 1988-NHDES approval for subdivision

Dave Bergeron was present at the meeting. He noted that he believes that the NHDES approval is the final thing that needed to be done according to the conditional approval. Bergeron will go through the notice of decision and prepare a letter for the meeting on April 21, 2014

NH Wetlands Application – Joshua Schroeder & Sarah Hoag

Town and City March/April

Other Business

Chesley noted that as a resident he would like to see rumble strips along route 9. He noted he rides his bike along the road and feels the need to have them for safety. Chesley noted that he has sent an email to state and received a response that they have been looking into this already.

Items for Signature

February 3, 2014 minutes

Clough, Harvey and Barbe – Lot line adjustment

Cersosimo – Subdivision Welcome Hill

Fedex 11X14 plans

Adjournment

Davis moves to adjourn at 8:55 PM. Lynch seconds the motion which passes unanimously.

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

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:

James Corliss, Chairman

Date