

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, May 5, 2014

Present: James Corliss, Jon McKeon, Mike Lynch, Davis Peach, and Joe Parisi

Call to Order

Corliss called the meeting to order at 7:05

Seat Alternates

Mike Lynch was seated for Rolland Vollbehr

Joe Parisi is seated for Brad Chesley

Review of the Minutes

April 21, 2014

McKeon motioned to accept the minutes as amended from April 21, 2014. The motion was seconded by Lynch and passed unanimously.

Items for discussion

First Universalist Church – The board has not received the letter from the Chief of the Fire Department.

Donahue – Corliss noted he believed that the only thing left was to sign the plans. McKeon noted that the phasing has not gone through the Selectboard yet and previously that would be taken care of prior to signing.

The board reviewed the conditions of approval, noting one of the conditions is “satisfactory bond”, which is not completed through the Selectboard yet. The board will not sign the plans until all of the conditions have been met. Lachenal will notify Bergeron.

Cersosimo- The board was provided an excavation permit prepared by Attorney John Rattigan. McKeon stated that the Planning Board is the regulator and therefore should be the ones that sign the permit.

McKeon moves that the board sign the excavation permit for the Cersosimo Gravel Pit on River Road, the motion was seconded by Peach and by majority. (Parisi abstaining)

Parisi asked about the approval process in Westmoreland. McKeon noted that he is unaware of the process in Westmoreland. McKeon noted that 155E requires a permit, so it is assumed that they have one for Westmoreland. Parisi asked if this board should make sure that they are not contradictory. Peach noted they have a permit in Westmoreland.

Master Plan update from Meeting 4/24/14

Corliss noted there was a meeting on 4/24/14 and it appears that SWRPC has resources to do what needs to be done. Their rate is \$55.00 an hour. It was noted that there does not appear to be a lot of volunteer labor available. Peach noted that it was discussed how we would like the survey to be done. Peach noted that he has not received the minutes yet.

Thursday is next meeting May 8, 2014 at 6:00 PM at the Town Offices.

Town of Dummerston

The Planning Board received notice that the Town of Dummerston is having a public hearing on May 15, 2014 at 6:30 at Dummerston town office, this meeting is to consider the request of the Town of Dummerston for approval of its Town Plan.

Appointments

William Penny/Truck Camper Warehouse - Chet Greenwood – 2008 Notice of Decision

Penny noted that they have 4 plans with them. Penny noted that he believed that they had provided the copies and had approval. Chet Greenwood noted they were using the original plans until they noted that they had changed the driveway. At which time they looked for approved plans, but could not locate them. Chet noted that this needs to be addressed and signed. McKeon noted that the plans have not been signed. Penny noted that he thought that they had been signed back when they were approved, but his plans are in NY so he cannot be sure if he has a signed copy there. Corliss noted that the board could look at the original plans – and then the zoning approval and PB conditional approval.

The board reviewed the plans provided by the applicant. Penny provided the ZBA and the PB conditional approval. The board reviewed the approvals and the plans provided tonight.

It was noted that the old plan has the driveway through the display area and the new plan has the driveway pushed back closer to the building. It was noted that the building was to be lowered by 4 feet, and the new plan does have the building lowered by 4.5 feet. The trees near the road were to be moved back and that was also indicated on the new plan. Chet verified that the site is consistent with the new set of plans

McKeon moved that after review of the plans presented tonight, they reflect the planning board minutes of 10/6/2008 and the Zoning Board variance waiver and the board will sign them tonight – Parisi seconded the motion which passed unanimously.

It was noted that the applicant will need to sign the certification on the plans and provide an 11x17 copy.

Items for DiscussionLetter to applicants from Board

The board has not received any input back to date.

Items for InformationNHDES newsletter**Other Business**More formal hearing structure

Corliss noted he would like to know how the board would feel about having a more formal hearing structure. Corliss noted that he would like to have people need to be recognized before speaking. McKeon noted that it has been that way in the past and it seemed to work well. Peach noted that he believes that the board should not be getting into discussions until the public hearing portion is closed. Corliss noted that there are times when follow up questions are necessary. Peach noted that he believes follow up questions are different than discussion. Parisi noted that he believes the biggest issue is the board carrying on multiple conversations at one time. Parisi noted that by handing out more than one set

of plans, the board is encouraged to have more than one conversation. McKeon noted that if there is one person directing, then everyone should be able to stay on the same item. The board members would like to try to have a more formal structure to the hearings.

Hawkers and Peddlers –

McKeon noted that he located an RSA that deals with Vendors and Peddlers. McKeon noted he will be bringing this information to the Selectboard to see if they would like to pursue this matter anymore.

Parisi asked if the Town was currently silent about this issue, or if there are regulations now. It was noted that there are currently no regulations, but someone would potentially run into site plan compliance regulations.

Corliss noted that this RSA excludes people that are selling their own products. McKeon noted that Hinsdale has ordinances for it and we should look into what they have. Lachenal will look up the ordinances and provide them to the board. The board will continue discussion on 5/19/14

ZBA Appeal

McKeon noted that an appeal is moving forward on the Nine A LLC variance to the Superior Court. The appeal is in the name of the Selectboard as they are the only one that has standing to appeal, but it is being handled and paid for by a group of concerned citizens from the Town. McKeon noted that Town Counsel will not be defending the ZBA and the concerned citizens will be paying for the appeal. The Town has agreed to the appeal in name only, there will be no monetary dedication from the Town.

Items for Signature

April 7, 2014 minutes

William Penny- Truck Camper Warehouse

Adjournment

Parisi moves to adjourn at 8:25 PM. Peach seconds the motion which passes unanimously.

The next meeting will be held in the Town Offices at 7:30PM May 19, 2014.

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:

James Corliss, Chairman

Date