

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, September 15, 2014

Present: James Corliss, Jon McKeon, Mike Lynch, Davis Peach, and Brad Chesley

Call to Order

Corliss called the meeting to order at 7:07

Seat Alternates

Mike Lynch seated for John Koopmann

Review of the Minutes

August 18, 2014

McKeon motioned to accept the minutes as presented from August 18, 2014. The motion was seconded by Lynch and passed unanimously.

The minutes will be signed this evening.

Appointments

Bob Nicol EMRI, LLP - This is an application for a minor subdivision for property located on Old Swanzezy Road, (Map 18A, Lot B6) consisting of approximately 17.3 acres in the Rural/Agricultural zone. This is a public hearing for accepting of the application and it may be followed by a review to grant or deny approval of the application.

Dave Bergeron noted that the application is for property located on Old Swanzezy Road. The lot is currently 17 acres. They are before the board requesting a subdivision into two lots, one being approximately 9.2 acres and the other approximately 8.1 acres. The requested configuration splits the frontage between the lots. Bergeron noted that the property has wetlands along the front of the property and the applicant will be applying for the appropriate wetlands permits. The property has several stone walls on the property and one is used for the property line for easy tracking. Test pits have been performed on the property.

Bergeron noted that the board previously noted that a soils overlay plan was necessary and he provided one for to the board. Bergeron noted that there are two access locations on the plans that meet the requirements for site distance. Bergeron noted that he has not verified the locations with the Road Agent, but will do so. The board had previously noted that the plan had the applicants name and title misspelled, however Bergeron notified the board that it is the correct spelling on the drawings, and therefore misspelled on the application. Bergeron noted that the board mentioned needing a monument, but he was unsure of what the board was looking for. McKeon noted that iron pins are not acceptable anymore and a monument must be installed according to Land Development Regulation 700.5. McKeon asked if a shared driveway would make sense for these lots. Bergeron noted with the placement of the potential building's a shared driveway does not make sense.

Corliss opened the appointment to the public.

There was a question regarding what a monument was, and the board explained that iron pins can be lost and monuments are now required. An abutter asked what types of buildings would be allowed to be put on the new lots. The board noted that the owners would have to follow the Town Zoning Regulations. It was noted that the property is in the R/A zone.

There were no further questions or comments from the public.

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

Board Discussion

Corliss noted that the only issue he could see that needs to be dealt with is the monument. Peach noted that a wetlands permit was also outstanding. McKeon noted that with this being a subdivision, the wetlands permit has no bearing on our decision for the application in front of us. Chesley noted that he is looking at some lines on the plan and there is no corresponding information in the key. Bergeron noted that the lines depict wetlands.

*Chesley moves to conditionally approve the **Bob Nicol EMRI, LLLP** application for a minor subdivision for property located on Old Swanzey Road, (Map 18A, Lot B6) consisting of approximately 17.3 acres in the Rural/Agricultural zone. Final approval contingent upon the following:*

*Monument added to the plans to be set according to 700.5
Wetlands delineations added to the plan key.*

The motion was seconded by Peach and passed unanimously.

Charles A Donahue, Trustee of the Charles A. Donahue Revocable Trust of 1988 – This is a continuation of the hearing to discuss the conditions of approval of property located on Rote 63 (Map 12A, Lot A-2) consisting of approximately 75.66 acres in the Residential zone.

Bergeron noted that he received an email from Mr. Donahue asking if the Board had reviewed the letter of credit. Bergeron noted that he had not seen a copy of the letter of credit. The board has not received a letter of credit to date either. Bergeron will follow up with Donahue.

Peach moves to continue the hearing on Charles A Donahue, Trustee of the Charles A. Donahue Revocable Trust of 1988, to October 6, 2014 at the Town Office building at 7:30 PM. Chesley seconded the motion which passed unanimously.

Items for Discussion

Update on Camp Spofford Review

FLS Risk Services, LLC has been contracted to perform the third party review.

The board received a check from Dave Bergeron in the amount of \$750.00 for the deposit required for the third party review. Dan Bartlett (Camp Spofford Architect) was present and provided the board with some information he would like forwarded to the reviewer. The board noted that Bartlett is authorized to speak directly to FLS. If the communication is via email, Lachenal needs to be cc'd. If the conversation is over the phone or in person, it needs to be followed up by an email to Lachenal for transparency. Bartlett will email Lachenal with information to be forwarded to FLS.

Master Plan update

Chesley noted that he received an email from SWRPC that the contract has been signed. Chesley noted that the board still needs more members. There is currently no meeting scheduled. He will notify the board prior to the next meeting with the date and time.

Route 63/9 traffic study update

McKeon noted that himself and the Chief of Police did not attend the last meeting. Mckeon is waiting for minutes from that meeting.

NHDES permit

No action required

Town of Hinsdale PB meeting notice

No action

Items for Information

Other Business

McKeon noted that there has been no response from Browne Limited Partnership to the letter the board sent out on August 6, 2014. Lachenal will send another letter certified return receipt requested.

Items for Signature

Grace Church – Dave Bergeron provided new plans to the board. It was noted that this application has been previously conditionally approved. Bergeron noted that there was also a minor change made. The retention pond was moved away from the utility pole (Northwest part of property) as suggested previously by the board.

McKeon moves that the conditions have been meet on the Grace Community Evangelical Free Church application for minor site development. Chesley seconded the motion which passed unanimously.

The plans will be singed this evening.

Adjournment

Peach moves to adjourn at 8:04 PM. Chesley seconds the motion which passes unanimously.

The next meeting will be held in the Town Offices at 7:30 PM October 6, 2014.

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:

James Corliss, Chairman

Date