

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, November 3, 2014

Present: James Corliss, Jon McKeon, Joe Parisi, and Rolland Volbehrr

Call to Order

In Corliss called the meeting to order at 7:18

Seat Alternates

Joe Parisi seated for Brad Chesley

Review of the Minutes

October 20, 2014

McKeon motioned to accept the minutes as presented from October 20, 2014. The motion was seconded by Parisi and passed unanimously.

Appointments

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 Route 63 (Map 12A, Lot A-2) consisting of approximately 75.66 acres in the Residential zone.

Dave Bergeron noted that the letter of credit has been approved by the Selectmen. The security note that is to be added to the plan has been reworded to coincide with the letter of credit instead of a bond. The selectmen have not gone over the security note yet. Bergeron will bring the note to the selectmen for their approval. Parisi noted that they should indent the second paragraph, to help with the flow of the letter.

McKeon moves to continue the public hearing on the Charles A Donahue, Trustee of the Charles A. Donahue Revocable Trust of 1988 application to December 1, 2014 at the Town Office building at 7:30 PM.

Items for Discussion

Camp Spofford Plans

Dave Bergeron provided plans and a letter dated November 3, 2014 to the board. Bergeron noted the plans reduce the footprint. Reducing the footprint was driven by cost and most of the other changes indicated in the plan resulted from the reduction in the footprint.

Bergeron noted that the impervious coverage amounts are the only changes on the first page. There were no changes on the second page. Bergeron noted that sheet 3 changes include a reduced building size, a smaller patio area, the landscaping between the infirmary and the building got bigger and a new ADA walkway.

Bergeron noted that sheet 4 is the utility plan, and additional information was added from the third party review. Bergeron noted that sheet 5 is the grading plan, which includes larger infiltration areas. The larger area's are not needed, but are being done. The erosion control plan (Sheet 6) does not change except the footprint. Bergeron noted that the detail sheet did not change at all. The driveway plan's only change is the footprint change. The last two pages are site electrical plans.

Bergeron noted that the size of the building and lot coverage is a minor change as it is less than previously approved. The look of the building won't change (except the size). The same materials will be used to build the building.

Parisi noted that it is his understanding that the excavation and the foundation have already been completed.

McKeon noted that they did receive permits from the Building Inspector for the excavation and the foundation,

noting that they were aware it was at their own risk. Parisi inquired as to if the Building Inspector was aware that the building was smaller than what was presented to the board. Bergeron did not have an answer to that question. Parisi thought that the process of the building inspector would be to bring a change in the plans or at least notify the Planning Board that there was a change and to inquire as to impact.

Parisi moves that the changes to the Camp Spofford plans are minor and in accordance with the third party review. Vollbehr seconds the motion which passes unanimously.

The board will sign the plans this evening.

Escrow Account regulations

McKeon noted that he did not find any regulations regarding escrow account regulations. The board will leave the process as it has been.

Master Plan update

It was noted that not enough people showed up to have the meeting on October 23, 2014.

Corliss would like to suggest a meeting date November 13, 2013. Lachenal will check availability of the selectmen meeting room.

Parisi asked what is happening with SWRPC while there are no meetings. Do we know if the project is progressing while meetings are not happening. Nobody at the meeting could answer his question.

Route 63/9 traffic study update

Meeting has not happened yet.

Browne Limited Partnership

Selectmen sent a letter on 10/15/14. There has been no reply to date.

Items for Information

NHDES Permit by Notification

Other Business

Parisi would like to be on the monthly meeting schedule. Lachenal will contact Rick Carrier.

Items for Signature

Adjournment

Vollbehr moves to adjourn at 8:24 PM. Parisi seconds the motion which passes unanimously.

The next meeting will be held in the Town Offices at 7:30 PM November 17, 2014.

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:

James Corliss, Chairman

Date