

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, October 6, 2014

Present: James Corliss, Jon McKeon, Davis Peach, Joe Parisi, Rolland Volbehr, and Brad Chesley

Call to Order

Corliss called the meeting to order at 7:07

Seat Alternates

Joe Parisi seated for Susan Lawson-Kelleher

Review of the Minutes

September 15, 2014

McKeon motioned to accept the minutes as presented from September 15, 2014. The motion was seconded by Peach 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 Rote 63 (Map 12A, Lot A-2) consisting of approximately 75.66 acres in the Residential zone. Dave Bergeron was present for the applicant. Bergeron noted that the applicant has received feedback from the Selectboard regarding the draft letter of credit submitted. All of the items seem reasonable. Bergeron noted that the Selectboard should have a new draft by their meeting next week. Corliss noted that he believes that there is more than just the letter of credit outstanding with this application. Bergeron noted that he will look over the conditions of approval.

McKeon moved to continue the public hearing on Charles A. Donahue, Trustee of the Charles A. Donahue Revocable Trust of 1988 to November 3, 2013 at the Town Office building at 7:30 PM. The motion was seconded by Chesley which passed unanimously.

Items for Discussion

Proposed PB 2015 Budget

The board discussed the proposed budget provided. Parisi noted that it seems that the line items do not always get used, and is wondering where the projected numbers came from. McKeon noted that the Selectboard uses the previous years as a guide, but it is not easy to predict the need for items such as postage for abutter notification as we do not know how many applications will be presented next year.

Chesley moves that the proposed 2015 budget is acceptable to the board as presented. Peach seconds the motion which passes by majority. (No: Parisi)

Planning Board Escrow Account

McKeon noted that the Board of Selectmen will be discussing this issue at their meeting on October 8, 2014. McKeon will update the board at the next meeting.

Update on Camp Spofford Review

The board reviewed a memo they received from Chet Greenwood dated October 6, 2014. The memo indicates that Greenwood is confident with the issuance of phased permits.

McKeon noted that the board has previously allowed phased permit for this type of project. Tom Hannah noted that although the Planning Board retained jurisdiction, the only issues left are code issues. Parisi asked how far the project could go without complete approval. Parisi noted that it seems they will be allowed to continue to go forward with the project prior to gaining full Planning Board approval. McKeon noted they would not be allowed to occupy the building as they cannot get a Certificate of Occupancy without the Planning Board approving the application. Dan Bartlett noted that the requested permit is a foundation only permit. Noting that with this permit, the only approved work is the foundation.

The board indicated that they believe that the review is progressing well and Greenwood is handling things in good fashion. The board does not see an issue with Greenwood allowing a foundation only permit at this time. Parisi noted that he would not want to see any other work performed prior to the review being complete and the Planning Board signing the plans.

Master Plan update

Chesley noted that he is hoping to schedule a meeting for next Thursday (October 16, 2014). Chesley noted that with the signed contract, things should start to pick up.

Route 63/9 traffic study update

McKeon noted that the next meeting will be sometime in November.

Browne Limited Partnership

An email has been received from the Owner of Browne Limited Partnership. The Selectboard is working on this and will get back to the Planning Board at the next meeting.

Items for Information**Other Business****Items for Signature**

Bob Nicol EMRI, LLP - The application for a minor subdivision for property located on Old Swanzev Road, (Map 18A, Lot B6) consisting of approximately 17.3 acres in the Rural/Agricultural zone. Conditional approval from the board was granted on 9/15/14 and if all conditions have been met, the plans can be signed this evening.

The board reviewed the new provided plans and the conditional approval. The conditional approval noted the plans needed a monument added to be set according to 700.5 and the wetlands delineations added to the plan key. The board noted that both conditions have been met.

Peach moves that the conditions have been met on the Bob Nicol EMRI, LLP application and full approval is granted. Vollbehr seconded the motion which passed unanimously.

The plans will be signed this evening.

Bergeron was provided the applicant copy prior to leaving the meeting.

Adjournment

McKeon moves to adjourn at 8:15 PM. Parisi seconds the motion which passes unanimously.

The next meeting will be held in the Town Offices at 7:30 PM October 20, 2014.

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:

James Corliss, Chairman

Date