

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, March 2, 2015

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

Call to Order

Corliss called the meeting to order at 7:07

Seat Alternates

Joe Parisi is seated for John Koopmann

Review of the Minutes

February 2, 2015

Brad Chesley motioned to accept the minutes as presented from February 2, 2015. The motion was seconded by Rolland Vollbehr and passed unanimously.

Appointments

Conceptual consultation – Not present

Area 51 Fireworks Store/D&T Partners LLC/Brickstone Land Use Consultants LLC – This is a continuation of an application for a Major Site Plan review for property located at 7&11 Brown Ave (Map 14C, Lot D1 & D2) consisting of approximately 2.93 acres in the Commercial/Industrial zone.

The applicant submitted a letter (dated 2/17/15) noting all of the changes on the provided plans and included a letter from Stephen G. Pernaw, P.E., PTOE addressing the concerns from the Police Department regarding traffic.

Phippard noted the following:

A new Designation of Authorized person has been submitted with the corrected date.

Each sheet now has the current owners name listed.

Sheet 1 – Descriptions of high and low points have been added, test pit logs have been added, there were two abutters that were not shown, and they are now shown.

Sheet 2 – Under General notes, #4 describes the property as not within the 100 year flood plan, the property line to proposed building is now shown.

Sheet 3 – Details regarding the fire tank location have been added. Phippard noted that he has met with a representative from the Fire Department (Steve Dumont) and also with Chet Greenwood. They would like a 30,000 gallon tank located under the slab of the warehouse portion of the building. Beside the tank will be a pump room which will contain the pumps, the risers for the sprinkler system and the control panel. The control panel will be connected to a generator located outside (it its own shelter) next to the dumpsters.

Sheet 10 – is the sheet which shows the detail of the stone wall.

Sheet 11 is a copy of the driveway permit application plan that was submitted to the NHDOT. Phippard noted that it is in the review process with the State.

Sheet 12 is a new sheet at the request of the fire department, showing that the Chesterfield Fire Department's ladder truck (largest in fleet) is able to make onto the property and to the connection needed. It shows easy and direct access for the Fire Department in the event of an emergency.

Plans were provided indicating the dimensions of the proposed signage. The plan is for two wall signs on the building with a total of under 64 square feet on the Route 9 side. Phippard noted that the signage was reviewed with Greenwood for compliance.

Phippard noted that there are revised building elevation sheets with the information previously requested. The color has changed and is now a coral color instead of the dark red. It was noted that the color on the plan still had the old one listed and needs to be updated.

Phippard noted that they will hire a police presence throughout their busy period, and the police will be placed on the grass at the Route 9 end of the driveway to help with traffic. There will also be a police officer at the building during the busiest time of the year.

The board and applicant were provided information from the Chief of Police noting some additional traffic concerns. Phippard noted that the line of site is within the State guidelines of 400 feet in both directions.

Phippard noted that there is also a center lane which will assist in allowing vehicles to merge. One of the suggestions made by the Chief was to move the driveway, which Phippard noted is not a possibility. Phippard noted that Brown Ave is the only reasonable entrance/exit to the property. Phippard noted that to comply with the Zoning Board regulations for parking, this project would need to have 43 parking spaces, and there will be 72 parking places.

The applicant noted that in the event that it is needed, he would have employees hired to direct traffic in the parking lot. Phippard will follow up in writing to the Chief's concerns and forward it to Lachenal for distribution.

Phippard noted that the building will have a third party review which will cover the safety codes. A new intensity statement was requested.

The meeting was opened to the public.

David Gale noted that he is familiar with the property and is amazed that someone can take a boring piece of property such as this and make such a good use of it. He is for the project.

Jeff Scott asked about landscaping around the building, asking about the view from Route 9 to the store.

Phippard noted that there is a very steep slope to Gulf Road and that is not being touched. They will be adding trees along the entrance to the driveway and within the parking lot and against the building. Scott noted that he would like to see the lot staked out so that the impact can be seen. McKeon noted that according to the plans, just over 1/3 of the lot will be utilized.

Dave Belanger (Abutter) noted that he is concerned with the lights and the heights that will be allowed. He noted that he did not see any height limits on the plan and did not see where it noted 100% downcast. Phippard noted that the source of light is completely enclosed. Phippard noted that the lights are LED, they shine downward and are programmable for direction and brightness. Phippard noted that after hours, the lights can be turned down if the owner wishes. Phippard noted the plans call for a 20 foot pole and they felt that appropriate and adequate for the parking lot area. Phippard noted if you lower the pole, you create hot spots directly under the light. Phippard noted that there are trees between the applicant's property and the abutters and there are no lights or windows on that end of the building. Belanger noted that the southern most parking spaces (toward gulf road) has no evergreens and if cars park there, they will shine lights into the residence. Phippard noted that they cannot do anything within the easement, but are willing to add some 4 foot screening for the parking spaces in the back. The screening will have to be placed back to allow for snow storage.

McKeon noted that the placement of the LP tank and its proximity to the generator may need another look.

Phippard noted that the tanks are buried and the generator is a propane generator and therefore needs to be in close proximity to the tanks.

Some board members noted that they will be going out to do a site visit. Phippard noted that the board has permission to visit the site. There is currently a tenant in one of the houses, and they have been informed that

the board may inspect the site. It was noted that the applicant plans to donate any appliances or things from the houses to charity before tearing them down.

Chesley moves to continue the public hearing on the application for a Major Site Development submitted by Area 51 Fireworks Store/D&T Partners LLC/Brickstone Land Use Consultants LLC to March 16, 2015 at the Town Office Building at 7:30 PM. The motion was seconded by Peach and passed unanimously.

David Gale/Kevin Amacker/Copper Cannon Distillery LLC – This is an application for a Change in Use for property located on Lyman Way (Map 14, Lot A11.2) consisting of approximately 2.35 Acres in the Commercial/Industrial zone.

The meeting was opened to the public.

Kevin Amacker noted that the application is for a change in use from the previously approved plans of storage. The new use would be a manufacturing and a small retail space. It will be a distillery.

Amacker noted it will be an open floor plan, there are 3 lights on the building, a handicap ramp will be added and signage will also be added. The lights will not be on all night.

Amacker noted that Chet Greenwood (Code Enforcement) has looked at all the electrical.

It was noted that there will be limited patronage. There are currently 3 parking spaces and there will be 12. It was noted that 18 wheelers make it down Lyman way with no issue, so he will not have issue with delivery trucks. He will receive 3-5 deliveries a week. Chesley noted that the use intensity statement looks good.

Chet Greenwood (Code Enforcement) had noted that the applicant will need federal licenses and/or permits.

The applicant will provide a list of State and Federal Permits/Licenses required to Lachenal. Paris asked about the smell. Amacker noted that there will not be a smell outside of the building. Chesley noted that the fire chief is concerned with fire apparatus having access. The board noted that the occupancy permit will cover this issue.

Rolland Vollbehr moves to close the public hearing. The motion was seconded by Davis Peach and passed unanimously.

Rolland Vollbehr moves to approve the David Gale/Kevin Amacker/Copper Cannon Distillery LLC – This is an application for a Change in Use for property located on Lyman Way (Map 14, Lot A11.2) consisting of approximately 2.35 Acres in the Commercial/Industrial zone. Davis Peach seconds the motion which passes unanimously.

Chesley would like Lachenal to notify Code Enforcement to check on permits prior to issuing a Certificate of Occupancy.

Items for Discussion

Master Plan update

Chesley noted that there will be meetings on the 2nd and 4th Thursdays of each month here at the Town Office buildings. The survey is complete and the board is hoping to get that printed by Prospect Press by next week and it will then go to the post offices to be delivered.

There will be drop off spots for people to leave the survey's at the Transfer Station and possibly the Library and the Town Offices.

Expenditures go through the board of Selectmen.

Browne Limited Partnership

Route 63/9 update

Review for completeness – Boundary Line Adjustment

Board reviewed plans for completeness noting:

It was noted that there may be a monument missing (404.2D8), the board will need to go over this in detail as to the necessity. It was noted that there is an easement or deeded right of way on the east end of the property that appears to not be listed.

Parisi noted that he would like to know why we do not require an official copy of the current property lines. It was noted that the plans provided show the current property lines and the proposed. The plan has been signed and stamped by a licensed surveyor.

Brad Chesley moves that the application is complete enough for review and will be put in the agenda for a public hearing on March 16, 2015, at the Town Office building at 7:30 PM. The motion is seconded by Davis Peach and passes unanimously.

Items for Information

Other Business

Items for Signature

Notice of Voluntary merger

January 5, 2015 minutes

Adjournment

Chesley moves to adjourn at 9:27. Vollbehr seconds the motion which passes unanimously.

The next meeting will be held in the Town Offices at 7:30 PM March 16, 2015

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:

James Corliss, Chairman

Date