

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, February 2, 2015

Present: James Corliss, Brad Chesley, Joe Parisi, John Koopmann, Davis Peach, and Rolland Volbehr.

Call to Order

In Corliss called the meeting to order at 7:09

Seat Alternates

Mike Lynch seated for Susan Lawson-Kelleher

Joe Parisi seated for Brad Chesley

Brad Chesley joined the meeting at 7:45

Review of the Minutes

January 5, 2015

John Koopmann motioned to accept the minutes as amended from January 5, 2015. The motion was seconded by Rolland Vollbehr and passed unanimously.

Appointments

Area 51 Fireworks Store/D&T Partners LLC/Brickstone Land Use Consultants LLC – 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. This is a public meeting for acceptance of the application and may be followed by a review to grant or deny approval of the application.

The board reviewed the application for completeness. The following was noted:

The board noted that there are currently 13 abutters listed on the abutter list and 11 are shown on the plan.

The inspection permission date is incorrect.

The board could not locate the septic tank

Are there any gutters, fences and/or walls planned.

The name and address of the owner of record is not located on the plans.

The checklist indicates a driveway permit has been requested from the State, however the board received a conflicting email from the State of NH.

The board could not locate the high and low point on the plans.

The natural drainage vectors were not located on the topographical plan (although they were located on the drainage plans)

The boundary of the 100 year flood zone was not located on the plan

The board noted there are locations of test pits on the plan, however the data is not found on the plan.

The elevation of building was missing.

Lynch moves that the application is complete enough for review. The motion is seconded by Peach and passes by majority.

Corliss notes that with the arrival of Chesley, Parisi will become an alternate and Chesley will take his seat as a voting member.

Jim Phippard presented the application.

Phippard noted that the proposed application is located on Route 9 and the corner of Gulf Road.

The property is currently two lots (7&11 Brown Avenue). There are two houses, a garage and a shed that will be removed and the lots will be merged into a 2.93 acre lot. There is an existing well on the property which will be tested and will be utilized if appropriate. A single story building will be erected for the retail sale of fireworks. The driveway will be reconstructed to 24 feet and it will be flattened. There will be 72 onsite parking spaces (regulations require 43). There is a power line easement and the applicant is working with national grid for permission for some of the parking to be within the easement. A copy of the agreement will be forwarded to the board, once approved. Due to the easement, there is a portion of the site that will not have trees, light poles, buildings or curbing. The driveway permit will be submitted this week. The applicant has had two meetings with DOT, but has not yet submitted the permit for review. A traffic engineer has been hired and the report was included in the application. Most of the year, the site generates 30 trips per day and one delivery per month. On the peak day of the year, over 900 trips will be generated. Hours of operation will be 9:00 AM to 9:00 PM, except during the peak period (middle of June through July 4) where the hours would extend from 8:00 AM to 11:00 PM. There will be 35 part-time employees primarily utilized throughout the busy period.

Test pits were done on the property (12 feet) and were excellent. The property contains clean sand and soil.

There was no ledge or groundwater found. Phippard noted that the soil conditions are the best you can find.

The property will contain an on-site infiltration system. The septic will be located under the parking lot.

The building will be equipped with sprinklers. The tank will be housed underground and will be hooked up to an emergency generator.

Pine Oaks are planned for the landscaping. There is a stone wall that is visible from Route 9 and the driveway.

The applicant will look over the issue the board has with the abutters. The logs from the test pits will be added to the plans. High and low points will be labeled on the drawings. There is no gutters planned for the building. There will be trees removed to accommodate the driveway. Plans for the signage will be forthcoming. The inspection permission date will be fixed. The name and address of the owners of record will be added to the plan.

Dan Scully, the architect, noted that the elevation of the building will be added to the plan. He noted that the building will have two parts, warehouse and sales. There is one entrance and one exit for customers. Scully noted that the building will set back further than the current house does. Headed toward Brattleboro, you will not see much of the building at all. The board asked about the saucer/canopy and if it was a sign or a brand for Area 51. Scully noted it is more of a canopy and not intended to be a brand for the company. The building is a steel structure. It was noted that the fireworks being sold, will all be a class C grade.

Phippard noted that he received a phone call from Bart Bevis, the road agent for the Town of Chesterfield. Bevis indicated some concerns with the sites potential to hold a lot of water and then slide toward gulf road. Bevis noted a concern with the infiltration system. Phippard noted that the system will be gone over again and he will speak with Bevis more on this topic.

The board received reviewers comments from Chet Greenwood and Greenwood is concerned with the access the fire trucks will have to the fire suppression tank. Greenwood also noted that the design of the building does not conform to the buildings in the area. Greenwood has requested a third party review of the project and recommends Wood. Phippard has worked with Wood before and has no objection.

The Chief of Police, Duane Chickering, is concerned about the amount of traffic during the peak time. D. Chickering noted that there is no recommendation located in the traffic study. He would like to know what they would recommend. D. Chickering would also like to know what additional steps may be taken to alleviate the added volume during that time.

Jeff Chickering, Fire Chief, noted that he needs to approve the location of the fire department connector. J. Chickering also noted that the fire departments' biggest apparatus needs to have access to the building. IT was noted that the cistern needs to be more accessible. The details of the cistern need to be provided to the planning board and the fire chief and approved.

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 2, 2015 at the Town Office Building at 7:30 PM. The motion was seconded by Peach and passed unanimously.

Vollbehr excused himself from the meeting and Parisi was seated for Rolland Vollbehr.

Town of Chesterfield Planning Board - A public hearing will take place to review and vote on proposed amendments to the Chesterfield Zoning Ordinances: Signs 401.2 and 401.8 - 401.10

The board reviewed the proposed regulations from the meeting on January 5, 2015. There was no public present at the meeting.

The final suggested wording from the previous meeting for regulation 401.8 is as follows:

A. Construction signs: One temporary sign denoting the architect, engineer and/or general contractor placed on the premises where construction, repair, or renovation is proposed or is in progress may be permitted pursuant to the building permit procedures of this division subject to the following:

- (1) Such signs shall be unlighted and non illuminated.*
- (2) Such signs shall be a maximum of 16 square feet*
- (3) Only one construction sign shall be permitted per site.*
- (4) Construction sign permits shall expire one year from the date of issuance or on the date that the first certificate of occupancy is issued for the project for which the permit was acquired, whichever occurs first.*

B. Temporary promotional signs. Temporary promotional signs on site in connection with the opening of a business, major remodeling under an active building permit, new owner of a business, closure of a business, or sale or special events at a business may be permitted with approval of code enforcement subject to the following:

- (1) Such signs shall be limited to four (4) events and an aggregate maximum of 42-days per calendar year.*
- (2) Such signs shall be designed as banners or promotional posters.*
- (3) Such signs shall have a maximum total sign area of 24 square feet.*
- (4) No flags or balloons shall be displayed.*
- (5) If a temporary promotional sign is placed in a window or storefront, the temporary promotional sign, together with all other window signs in said window or storefront, shall not cover more than 25 percent of the window area within which they are placed. In calculating the maximum allowable coverage, exempt signs placed on the window and permanent window signs shall count against the 25 percent cap.*

(6) *The use of fluorescent, day-glo, and neon colors is prohibited unless such colors are part of a registered trademark.*

(7) *Employment opportunity signs may be displayed and are exempt from calculation and be a maximum of 24 square feet.*

(8) *It shall be the sole responsibility of the building or shopping center owner to a) allow the use of such signs; and b) regulate and monitor said use in conformance with these standards.*

Parisi moves to approve and recommend the addition of zoning regulation 401.8 as presented. The motion was seconded by Chesley and passed by majority.

The final suggested wording from the previous meeting for regulation 401.2 G is as follows:

As part of a site plan review of gas stations, the Planning Board may allow the inclusion of a parent or vendor corporate trademark or logo on one side of the canopy, where it would benefit the public and be expected for the business as determined by the Planning Board. This sign shall not count as part of the total square footage allowed.

Parisi moves to approve and recommend the addition of zoning regulation 401.2 G as presented. The motion was seconded by Peach and passed unanimously.

Items for Discussion

Second meeting in February is a holiday

The board will not hold a second meeting in February. The next meeting will be held on March 2, 2015

Master Plan update

Chesley noted that the committee is close to having a finalized survey. The next meeting is February 5, 2015. The meeting will be going over who will be printing the survey for the committee. It has been decided that the survey will be delivered to the residents of Chesterfield via the USPS and will include a return envelope.

Items for Information

Other Business

Items for Signature

Sign ordinances

Adjournment

Chesley moves to adjourn at 9:55. Peach seconds the motion which passes unanimously.

The next meeting will be held in the Town Offices at 7:30 PM March 2, 2015

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:

James Corliss, Chairman

Date