

**TOWN OF CHESTERFIELD, NH  
PLANNING BOARD**

**Monday, June 1, 2015**

**Present:** James Corliss, Brad Chesley, Jon McKeon, John Koopmann, Joe Parisi, and Davis Peach

**Call to Order**

Corliss called the meeting to order at 7:07

**Seat Alternates**

Joe Parisi seated in place of Susan Lawson-Kelleher

**Review of the Minutes**

May 18, 2015

*Brad Chesley motioned to accept the minutes as amended from May 18, 2015. The motion was seconded by Davis Peach and passed unanimously.*

**Appointments**

**Conceptual Consultation** – No minutes were taken as conceptual consultations are non-binding on either party.

**Items for Discussion**

Master Plan update

Chesley noted that he is going to be attempting to streamline the process to speed things up. The surveys have all been collected and Lisa at SWRPC is willing to help with tallying them. Peach noted that he will be doing the minutes going forward and Chesley will forward all the previous minutes to Carrier, Grace and Lachenal. The next meeting is scheduled for June 4, 2015 at 7:00 PM at the Town Office Building.

Jeff Scott (public) noted that not everyone received a survey in the mail. Chesley noted that each of the three post offices were provided the surveys and they were to go out to each resident. Parisi noted that the format made the survey appear to be junk mail and maybe some people tossed it thinking it was junk mail.

Rules of procedure

Chesley noted that he believes the biggest issue is that the board is unsure when to close the public input portion of the hearing. Parisi noted that how the board interacts with the public is also a concern. Peach noted that it is hard to remember that everything is suppose to go through the Chairman. Corliss noted that it is only when things get heated that it is imperative things go through the Chairman. Peach noted that he believes the purpose of the public hearing being open is to gather information, not to answer questions. Peach noted that it should only be gathering of information,

not back and forth between the board and the public. Parisi noted that he believes that there is a benefit of the public feeling that their concerns have been heard and respectfully considered. Peach noted that people want to feel like they are being heard, but there is a difference between being heard and understood and getting your way. Peach noted that some people continue to talk because they are not getting their way, even though the board understands what they are trying to say. Parisi noted that he believes that after the board has had discussion, there should be one last opportunity for the public to address the board. There should be a time limit and it should be under the control of the Chairman. McKeon noted that the Chairman could allow public input, close the hearing for discussion and then re-open the hearing as a matter of practice.

*McKeon moves to amend the Planning Board Rules of Procedure under heading "Public Hearing" item number 3 to read: Members of the Board may ask questions at any point during the testimony after being recognized by the Chairman, although the preference is that questions will be held until after the testimony. "Discussion, Motions and the Vote shall read: Discussion may begin upon the closing of the public hearing. During the discussion portion of the meeting, the applicant or applicant's representative may present information regarding the item upon the request of the Board. The Chairman may reopen the public hearing for new information, for a limited time, at the Chairman's discretion. The motion was seconded by Parisi and passed unanimously.*

This item will be on next meetings agenda for final vote.

## **Items for Information**

### **Other Business-**

Corliss noted that Chet Greenwood (Code Enforcement) had a question regarding an application for a building permit that has been filed with his office. The subdivision that created this lot was done in 1973. The property is off of Route 9A, it is a 8.7 acre lot. Corliss noted that the lot was to be accessed by an easement or right of way over Mulligan Road. Greenwood is before the board as the lot does not have the required frontage to receive a building permit. Greenwood wanted to know what the required frontage was in 1973 for a building lot. Corliss noted that the regulations dated March 27, 1972 require 120 feet of frontage, which is more road frontage than what is present on the lot in question. Greenwood wanted to know if the Planning Board of 1973 created a building lot, as it appears to him that they created an illegal lot. Chesley noted that they could talk to the neighbors or go to the Zoning board.

Nancy Aichele and Scott Selvidio were present at the meeting with some questions regarding G.S. Precision. They noted that they could not locate the minutes online and wanted to know where the application stood. Lachenal provided them with the May 8, 2015 minutes which outlines the conditional approval.

Aichele noted that she was concerned about the ability to enforce the traffic concerns as the conditional approval is written, noting that with just the no left turn sign and "the applicant will commit to address traffic issues created by the development" is not enforceable. Corliss noted that the police will be able to enforce the no left turn. Parisi noted that the applicant indicated his willingness to address any traffic issues as they come up, he cannot address issues that do not exist. If issues arise, he will need to be notified and he will respond.

Selvido noted that he does not believe that traffic enforcement should be held in the hands of the owner of the company and he noted that the owner of the company was attempting to sell the business two years ago. Selvido noted that the only safe solution would be to close the road. Peach noted that the Planning Board does not have the authority to close the road. McKeon noted that Aichele and Selvido have presented the Selectboard with a petition for closing the road. McKeon noted that he is aware they were told that the Selectboard was not the place to go, but that was misinformation. Aichele noted that they have a meeting with the Selectboard on Wednesday. McKeon noted that the Selectboard’s position is that it is best to wait and if there are traffic issues, they will be addressed. There may not be issues. There are considerations when talking about gating off a road. Aichele stated that she found out that the fire departments do not use Mill Road when responding to emergencies that are in the neighborhood but not on Mill Road. McKeon noted that there are people on the road that do not want the road gated as well. Selvido noted that he finds it interesting that Twin State does not want the gate to go up. Selvido noted that he does not understand why they need access through a residential neighborhood. Selvido noted that he has allowed them to routinely take trucks through the neighborhood and has been a good neighbor so far by allowing that to continue. Chesley noted that when Twin State takes trucks that way if they are test driving them and are no sure how far the truck will make it, so they do not cause issues on the highly traveled Route 9. McKeon noted that lawfully they can take trucks that way if they choose. Selvido noted that he used to work for G.S. Precision and knows what happens at lunch time. He noted that he does not like the possibility of mixing all the added traffic with the children in the neighborhood learning to ride their bikes. McKeon noted that they have the meeting with the Selectboard on Wednesday and they can also present the petition at Town Meeting as a ballot item if they are not happy with what the Selectboard's decisions.

**Items for Signature**

May 4, 2015 approved minutes

May 18, 2015 minutes approved this evening

**Adjournment**

*Chesley moves to adjourn at 9:26. Peach seconds the motion which passes unanimously.*

The next meeting will be held in the Town Offices at 7:30 PM June 15, 2015

Respectfully Submitted by:

**Patricia Lachenal**

**Planning Board Secretary**

Approved by:

\_\_\_\_\_  
**James Corliss, Chairman**

\_\_\_\_\_  
**Date**