

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, April 20, 2015

Present: James Corliss, Brad Chesley, Jon McKeon, Davis Peach, John Koopmann and Susan Lawson-Kelleher (7:25)

Call to Order

Corliss called the meeting to order at 7:02

Seat Alternates

Review of the Minutes

April 6, 2015

Brad Chesley motioned to accept the minutes as presented from April 6, 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.

Chet Greenwood and Bob Duso – Code enforcement officers were present to discuss the new regulations on signs (Zoning Regulation 401) ensuring that everyone is on the same page. The board and Code Enforcement went over the regulations. It was noted that there are small changes to most of the regulations and they should all be looked over.

Live Free GS Precision Realty LLC - This is an application for a Major Site Development for property located on Mill Road (Map 31 Lots E 9.1, 9.2 and 9.3) consisting of approximately 7.6 acres in the Commercial/Industrial zone.

Chesley noted that he has a relative who is an abutter to the property on Mill Road. Chesley does not feel he has a conflict with the application, but wanted to make the board and the applicant aware. Jim Phippard noted that he does not see a conflict.

It was noted there was a list of items the board had noted at the meeting where the application was reviewed for completeness. It was noted that the number of abutters identified on the plan did not match the number of abutters noted on the abutters list. Phippard noted that they have added a sheet to the application (Sheet 1A) which shows the sites in question and identifies all of the abutters listed on the abutters list. Phippard noted that Sheet 3 will be revised to change the scale so that it will be the correct scale as indicated. Phippard noted that the certification will be signed by the owner prior to submitting the updated plans. Phippard noted that the board had indicated that there were missing drainage vectors on the plans, however (sheet 16, existing surface water drainage plan and Sheet 17, proposed) the engineer has the drainage vectors noted. The lines may look different as some drainage vectors are indicated by wavy lines. Phippard noted that sheet 1A will have the location of all adjacent properties and dimensions from the property lines. It was noted that there should be dimensions on the barn, and Phippard will add them. It was noted that the guardrail was not in the legend, but the guardrail has been eliminated and will be replaced with curbing to address and comply with some concerns received from DES. The drainage plan will be modified to capture storm water using curbing, treating it in storm water

wetlands rather than infiltration as originally planned. Phippard noted he will make sure there are signature lines on each page.

Phippard noted that the applicant intends to purchase three tracts of land on Mill Road. The tracts of land are zoned commercial/industrial. The plan is to remove all existing structures and construct a 54,000 square foot building with 54 parking spaces on one side. The other lot will contain 160 space parking lot and a fire pond. There will be a small building with a fire pump and an emergency generator. A dry hydrant will also be located on the property. Phippard noted he has met with the Chesterfield Fire Department and they have requested the locations and have requested a second curb cut from the parking lot for emergency purposes. The fire pond will hold no less than 100,000 gallons of water and will be a year round supply for the area. Phippard noted that G.S Precision has two shifts and the start and end times are staggered to help with traffic at start and end times. The peak hours for G. S Precision will not coincide with the existing peak hours for Route 9 traffic. The applicant is scheduled to meet with NHDOT later this week about traffic. There has been some talk of a dedicated left turn lane and it was noted that there is currently enough pavement to handle a dedicated turn lane. There will be more discussion with the State. Phippard noted that there will be deliveries throughout the week (6 days). One delivery per day via a tractor trailer. Small company owned vans will also make deliveries to the facility. They do plan to utilize Fed ex and UPS as well when necessary. Phippard noted that a wetlands permit has been applied for as they need to excavate to create a fire pond. Phippard noted that there is an existing well that services all three properties and a neighbor to the north. Phippard noted that they are proposing to discontinue this well as a drinking water supply. The well would be used for processing only. A new well is being proposed for drinking water. The applicant has also requested permission from the neighbor to the north to allow a new well to be dug and release the easement on the old well. Phippard noted that because G.S. Precision is a local company, most of the employees are already local and therefore there should not be an impact on the school system. There will be a positive and significant impact on the tax base as the building is estimated to be worth around 5 million dollars when completed. Phippard noted that there will not be a significant impact on the Fire Department as the building will be brand new and it will have a sprinkler system and they will have access to the fire pond. Phippard noted that there will be new plantings and green space in the parking area. The proposed sign requests have not yet been submitted, but will include a sign on the building and a free standing sign as well. The Zoning Board of adjustment has granted a variance allowing a sidewalk through the side setback and a special exception for a manufacturing facility. A canopy is proposed at the employee entrance. It was noted that the wetland is being fed from overflow from the current well and that will continue. Phippard noted that they tested the well and had 650 gallons a minute for several hours with no impact. It was noted that the applicant plans on having a local waste hauler and recycling will be through the distributors therefore there will not be an impact on the Transfer Station in town.

The meeting was opened to the public for comments/concerns:

Jeff Scott asked if there was going to be a system for recycling of daily used materials (paper, cans, etc). The owner Norm Schneeberger noted that there are policies in place for this at the open facilities now and there will be one for this new facility. Alex Winn noted that he resides behind Twin State and is concerned about any malfunction with the proposed runoff plan. Phippard noted that the proposed drainage plan actually reduces the runoff. Corliss noted that the board receives current and proposed drainage and the applicant is required to not increase the runoff from the property. Phippard noted that all of the drainage must be reviewed by NHDOT and DES engineers and they have no vested interest in the proposal. The owner of Twin State Truck noted that they have concerns with traffic around 2-3 PM. His concern is the added traffic tying up access to Route 9 making the stacking/wait time significantly higher. Phippard noted that the traffic consultant has been asked to look at this issue and there was talk of separate lanes for turning right and left out of Mill Road. Phippard noted that employee records were looked at to help in determining the direction of traffic when leaving Mill Road. Phippard noted that approximately 74% of the traffic will be turning left with the rest turning right, with no traffic headed down Mill Road. Phippard noted that the staggered work start/stop times help to alleviate some

traffic back up conditions. There was talk about concern with the passing zone on Route 9 which ends just before the intersection of Mill Road and the distracted/erratic drivers that come through there. Phippard noted that DOT has been out there assessing the intersection and more discussion will be happening with them later in the week. Art Chickering noted that he is concerned with people knowing that traffic gets backed up leaving Mill Road and fears they will go the other way to get to Route 9. Nancy Aichlee noted that she is very welcoming of the project, but also has concerns with people deciding it will be easier to go down Mill Road to exit. Aichlee noted that she would like to see the road closed after the commercial properties on Mill Road leaving only one way in and out.

Anthony Sousa noted that he is concerned about lighting on the building and parking lots and wants to make sure the lighting plan is 100% cut off at the property line.

The board reviewed the comments received from the Road Agent (Bart Bevis) which noted that there is a requirement for a trenching permit. Bevis noted that the culvert under Mill Road is not in great shape and should be addressed. The size of the culvert was not known, but Bevis will look at the size for the next meeting. Bevis also noted that the construction on a proposal this size has a good potential to damage the existing roadway. Bevis noted that cold mix is currently used on the road, but the applicant should consider putting a hot top on the road after construction. Phippard noted he will have comments regarding this at the next meeting. Code Enforcement noted that there will be a need for a third party review on a project of this size. The Police Department had no comments.

Susan Lawson-Kelleher moves to continue the public hearing to May 4th at 7:00 PM at the Town Office Building. The motion was seconded by Brad Chesley and passed unanimously.

The public is encouraged to write down any questions/concerns and submit them to the secretary of the Planning Board.

Items for Discussion

Master Plan update

Chesley noted that the last meeting was canceled.

A Bill from SWRPC was received. It was not an itemized bill, Chesley has requested an itemized bill and the bill will not be paid until an itemized statement is received.

Chesley noted that the survey has been printed will go out to the post office this week. A bill has been received from Prospect Park for the printing. Chesley authorized the payment to Prospect Park Place.

Browne Limited Partnership

Meeting with Steve Dumont was being planned.

A check was received from D&T Partners, LLC for the Area 51 third party review. The board discussed the fact that the check was originally sent to the reviewer. The board noted that if there is any communication between the third party reviewer and the applicant should be copied through the planning board. Corliss will remind the third party reviewer that there should be communication through the board. Corliss will sign the contract and Lachenal will send the contract and check to FLS.

McKeon noted that the Selectboard would like everyone to attend the May seminar. There will be another large on in the Fall. There are others that happen between them. Peach noted that there are six conferences during the year.

Items for Information

Other Business

Items for Signature

Notice of Voluntary merger – Phillip Jarvis

Adjournment

Chesley moves to adjourn at 9:10. Koopmann seconds the motion which passes unanimously.

The next meeting will be held in the Town Offices at 7:30 PM May 4, 2015

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:

James Corliss, Chairman

Date