

**TOWN OF CHESTERFIELD, NH  
PLANNING BOARD**

**Monday, May 4, 2015**

**Present:** James Corliss, Brad Chesley, Jon McKeon, Davis Peach, John Koopmann, Rolland Vollbehr and (Susan Lawson-Kelleher 7:50)

**Call to Order**

Corliss called the meeting to order at 7:01

**Seat Alternates**

Joe Parisi seated in place of Susan Lawson-Kelleher

**Review of the Minutes**

April 20, 2015

*Brad Chesley motioned to accept the minutes as amended from April 20, 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.

**Live Free GS Precision Realty LLC** - This is a continuation of 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.

Jim Phippard provided the board with a traffic study done by the State of New Hampshire Department of Transportation. The study noted a need for a left turn lane on Route 9 to provide access to Mill Road, shortening the eastbound climbing lane, maintaining shoulder widths of 4 feet in both directions. It was noted that an Asphalt tack coat and 3/8 inch overlay will be required with the limits of required left turn lane. It was also noted that some guardrail relocation may be required. Koopmann noted that item #3, the first bullet should say “700 feet from the West” not from the East.

Phippard noted that he met with the Board of Selectmen here in Chesterfield and requested permission to apply for a block grant for the funding needed to improve Route 9 for the project. There is a good chance money will be available for the grant. Phippard noted that there is another round coming for the grant, and they are hoping to get the application in before the deadline. It was noted that there would be no exposure to the Town for funding of the project in the event the grant does not come through. An agreement will be signed by GS Precision and by the Town. If the Town gets through the initial application process, a public meeting will be held by the State.

Phippard noted that Bart Bevis had questions about the 30 inch culvert. Phippard notes that the fire pond is designed as a hole in the ground and therefore not raising the grade. There is no threat of a damn washing out. Phippard noted that the flow through the culvert is not increasing, but decreasing. Phippard noted that GS Precision agrees to use hot top to repair Mill Road if things are disturbed.

Phippard noted that an abutter had requested that he check the setback requirements between Residential and Commercial properties. Phippard noted that he looked at the regulations and there are no special requirements

in Chesterfield. Phippard noted that he had also received a concern from an abutter with regard to the schedule of the busses. Phippard noted he called One Student and they stated that there is no elementary busses, and the High School pick up is 6:40 AM and drop off at 2:45 PM. Phippard noted that the lady he spoke to on the phone indicated that there are many bus stops near commercial properties and they have never had any issues. She explained to him that people stop when the bus indicates the need to stop. It was noted by the public that there is an elementary school bus.

Phippard provided the board with suggested conditions of approval dated 4/27/15.

Public questions/comments/concerns:

Leslie O'Brien noted that she owns Carey pond and would like to know what happens if it suddenly dries up a year from now because of the development. Phippard noted that the State requires that they maintain a minimum flow, and therefore if there was a concern, she would start with DES.

Monique Antaya from 86 Cross Road noted that she is on the school board and is thrilled about new jobs coming to Chesterfield, however she is very concerned about the traffic flow during the morning and afternoon commutes. Antaya noted that she went to GS Precision on Friday in Brattleboro VT and watched traffic. They were all in a hurry and were not being very careful. Antaya noted that she would like to know how the traffic pattern will be affected in her neighborhood. Corliss noted that concerns with traffic have been expressed previously and the owner has indicated his willingness to address the concern internally. Staff will be instructed to leave the facility parking lot and to go right, directly to Route 9 and not seek the alternate route down Mill Road. Corliss asked Antaya what her suggestion was, and she indicated that she believes the board should handle it and would like to know how they will be handling it.

Nancy Aichelle noted that she also lives on Cross road and has talked to many residents on Cross Road and people are very concerned about the safety of children in the neighborhood with the potential increase in traffic. Aichelle noted that she has a petition signed by 31 residents and they all support blocking Mill Road off where the commercial buildings end and the residential properties begin. McKeon noted that the Planning Board does not have the authority to close a road in Town. Any type of road closure would need to go before the Town for a vote at Town Meeting.

John Martin (Cross Road) noted that the board should indicate some position on the closing of the road. He noted that he would like to see that the board is concerned about the potential issues for residents of Mill Road and Cross Road.

Jim Phippard noted that this issue has come up in the past during other projects (different businesses) he has been involved in, and there was a gate installed at one facility. There were a few minor issues and they were handled internally and the gate is never closed as there is no issue. Phippard noted that closing a road does pose potential issues for emergency response people and times. Phippard noted that they will be putting a sign up prohibiting a left turn out of the parking lot and most people will obey the sign. Phippard also noted that a speed table is also a remedy if traffic and speed were an issue.

Scott Salvido noted that safety is his concern as this is a neighborhood with kids. There are people out walking and kids on bikes and he would like the Town to take a stronger feeling about the concern from the residents. Salvido noted that there are 4 homes on Mill Road and all but one are present at the meeting and are in support of closing the road. Salvido noted that a physical barrier preventing traffic needs to be installed and should be part of the requirement from the board to the applicant.

Mr. Higgley noted that he works for GS Precision and lives in Chesterfield. He takes Cross Road everyday. Higgley noted that people that work at GS Precision drive safely. Higgley noted that they are reminded at work to follow the rules and obey the speed limits. Higgley noted that GS Precision is a good company and good people work there. Higgley noted that he believes if any issues were to arise, GS Precision would handle them effectively.

Twin State truck provided a letter to the board requesting that there be a condition regarding the installation of their well if there are any conditions of approval.

Phippard noted that GS Precision has no issue making Twin State Trucks' new well a condition of approval. Phippard noted that they are on the record and intend to go ahead with a new well and request a release of the current easement.

Bill Hudon noted he lives at 127 Cross Road and would like to know if there is any assurance that his well will not be affected with the new water demand. Corliss noted there is never a guarantee that a neighbors well will not have an affect. Chesley noted that the well that is currently there is a dug well and there are times of the year where it is overflowing. It was noted that the current well can provide 650 gallons a minute, but DES prohibits the use of the well as they have to have a small community water system and that comes with many regulations. *McKeon moves to close the public hearing, the motion was seconded by Peach. Discussion: The board discussed the benefit of closing the hearing to leaving it open.*

*The motion passed by majority vote. (No: Parisi, Koopmann and Corliss)(Yes: McKeon, Peach, Vollbehr and Chesley)*

Chesley noted that he is concerned about entering and exiting the property on Route 9 and the probability of people attempting to find alternate routes. He noted that the applicant could angle them toward Route 9 and it may help alleviate the chance of people attempting to turn left. Lawson-Kelleher noted that she is not comfortable with all the potential traffic issues being handled internally. The board also suggested no left turn signs and local traffic only signs. Parisi noted that the applicant has indicated a willingness to mitigate the traffic should it become a problem in the future and that willingness needs to be documented somewhere. The board would like it added to the use intensity statement stating that the applicant has expressed a willingness to address any traffic issues that come up including but not limited to Cross Road issues. McKeon noted that if he was the applicant, he would not agree to a statement such as that, unless it was specific to GS Precision traffic.

Chesley noted that the staggered times are no on the use intensity statement. It was noted that the wording in the use intensity statement is the same wording from the traffic study. The board agreed the information is adequate. Chesley noted that the draining appears to be adequate. Corliss asked if the board wanted the drainage reviewed. McKeon noted that the size of the land disturbance has triggered AOT and that means that the State has been through the entire plan as well as DES. The Chesterfield Conservation Commission has also been through the plans and they expressed some initial concerns which were addressed by the applicant. Parisi noted that the Conservation Commission information should be part of the planning board record. Lachenal will get the minutes and add them to the file.

Chesley noted that he believes that a third party review is needed for Traffic on Mill Road. The board noted that DOT and the applicant have both done traffic studies. The board was polled and a traffic study is not needed. Chesley noted he is concerned about the easement with Twin State. It was noted that they cannot force the release of an easement, and therefore Twin State does not have to release the easement and should not until they are satisfied with the agreement.

The board will add #7 to the list of conditions of approval (prior to issuance of building permit) stating: Easement has been resolved to the satisfaction of Twin State Truck and GS Precision.

*McKeon moves to conditionally approve the application for Site Plan for the Proposed Aerospace Manufacturing Facility, Mill Road, Chesterfield, NH, Prepared for Live Free GS Precision Realty, LLC by Brickstone Land Use Consultants, LLC, et al., dated March 18, 2015 and revised through April 17, 2015, and including Building Elevations prepared by Hill Engineers, Architects and Planners, dated 3-19-15 and revised through April 17, 2015. With the following conditions:*

***Prior to Final Approval and Planning Board Signature:***

1. *A NHDES Subsurface System Permit approval for the on-site septic systems.*
2. *A NHDES Wetlands Permit.*
3. *A NHDES Alteration of Terrain Permit.*
4. *Chesterfield Fire Department approval of on-site circulation and locations of fire connection, fire pump access and dry hydrant.*

***Prior to Issuance of a Building Permit:***

1. *Submittal of a Voluntary Merger to merge TMP 13-E9.1 and TMP 13-E9.2, to be recorded at the*

*Cheshire County Registry of Deeds.*

2. *Driveway permits from Town of Chesterfield.*
3. *Street Excavation permit for utility crossings of Mill Road.*
4. *Third Party Review of building construction plans for compliance with all applicable building and life safety codes. Reviewer to be determined by Town of Chesterfield and all plan review expenses shall be paid by the applicant.*
5. *Applicant will execute a development agreement with the Town of Chesterfield regarding a CDBG grant to pay for offsite road improvements to Route 9 and Mill Road.*
6. *Offsite road improvements to Route 9 and Mill Road to be approved by NHDOT and the Chesterfield Selectmen.*
7. *Well easement has been resolved to the satisfaction of Twin State Truck and GS Precision.*

*The motion was seconded by Vollbehr.*

Discussion: Parisi noted that he believes it is a mistake not having a traffic study done by a third party reviewer. Parisi moves to amend the conditional approval to include #5 under Prior to Final Approval and Planning Board signature, A third party review of traffic. The amendment was seconded by Chesley. The amendment failed (No: McKeon, Peach, Vollbehr and Koopmann) (Yes: Parisi, Chesley and Corliss)

Lawson-Kelleher noted that discussion about signage and/or reconfiguration of the driveway should be included in the conditional approval.

*Peach moves to amend the conditions of approval to include: #5 Prior to final approval and Planning Board Signature, signage instructing no left turn exiting the parking lot on the West side of Mill Road. The amendment was seconded by Vollbehr. The amendment passes unanimously.*

*Paris moves to amend the conditional approval to include #6 Prior to final approval and Planning Board signature, they will commit to address traffic issues created by the development. The amendment was seconded by Vollbehr and passed unanimously.*

The original motion with the addition of two amendments was called to vote. The motion with amendments passed by majority. (No: Parisi) (Yes: Peach, McKeon, Vollbehr, Koopmann, Chesley and Corliss)

The final conditional approval for Live Free GS Precision will be:

**Live Free GS Precision** – *The application for Site Plan for the Proposed Aerospace Manufacturing Facility, Mill Road, Chesterfield, NH, Prepared for Live Free GS Precision Realty, LLC by Brickstone Land Use Consultants, LLC, et al., dated March 18, 2015 and revised through April 17, 2015, and including Building Elevations prepared by Hill Engineers, Architects and Planners, dated 3-19-15 and revised through April 17, 2015. Has been CONDITIONALLY APPROVED by majority decision of the Planning Board with the following conditions:*

***Prior to Final Approval and Planning Board Signature:***

1. *A NHDES Subsurface System Permit approval for the on-site septic systems.*
2. *A NHDES Wetlands Permit.*
3. *A NHDES Alteration of Terrain Permit.*
4. *Chesterfield Fire Department approval of on-site circulation and locations of fire connection, fire pump access and dry hydrant.*
5. *Signage instructing no left turn exiting the parking lot on the West side of Mill Road*
6. *The applicant will commit to address traffic issues created by the development*

***Prior to Issuance of a Building Permit:***

1. *Submittal of a Voluntary Merger to merge TMP 13-E9.1 and TMP 13-E9.2, to be recorded at the Cheshire County Registry of Deeds.*
2. *Driveway permits from Town of Chesterfield.*

3. *Street Excavation permit for utility crossings of Mill Road.*
4. *Third Party Review of building construction plans for compliance with all applicable building and life safety codes. Reviewer to be determined by Town of Chesterfield and all plan review expenses shall be paid by the applicant.*
5. *Applicant will execute a development agreement with the Town of Chesterfield regarding a CDBG grant to pay for offsite road improvements to Route 9 and Mill Road.*
6. *Offsite road improvements to Route 9 and Mill Road to be approved by NHDOT and the Chesterfield Selectmen.*
7. *Well easement has been resolved to the satisfaction of Twin State Truck and GS Precision.*

## **Items for Discussion**

### Master Plan update

Chesley noted that the last planned meeting for the Master Plan Committee was cancelled.

The surveys went out and people have expressed concern with being unable to complete the survey with the allotted time. The committee will continue to accept master plan surveys through May 14<sup>th</sup>, 2015.

Chesley noted that Lisa from SWRPC did provide him information regarding the bill received by the Planning Board previously. Chesley noted that the \$10,000 bill is ok to be paid. Chesley submitted three bills for reimbursement. He noted that he paid from his pocket for mailing of the survey. Chesley submitted bills for \$53.73, 144.20, 107.80 all paid to USPS Every Door Direct Mail. Lachenal will submit the bills for reimbursement.

### Review for Completeness – Wrobel

Lawson-Kelleher is voting member for this item. Parisi is alternate.

Corliss noted that he had a conversation while at J&J Discount with the owners who expressed concern about the board not wanting the vegetable stand. Corliss noted that he stated that he believed that the board is in favor of the application. Corliss noted that if the board felt he now has a conflict with this application, he will recuse himself from the discussion. The board did not believe there was a conflict.

The board reviewed the application for completeness. The board noted that the regulations are found in the Land Development Regulations under 201.5.

*Peach moves to accept the application as complete enough for review. Vollbehr seconded the motion.*

*Koopmann asked if there was any signage requirements for this application. It was noted that this item would be discussed in the public hearing. The motion passed unanimously.*

The application will be heard on May 18, 2015 at 7:30 PM at the Town Office Building.

## **Items for Information**

Mike Lynch has resigned from the Planning Board

## **Other Business**

Peach noted that the board needs to go over the rules of procedure. Lachenal will add to the next agenda.

McKeon thanked Parisi, Koopmann and Jeff Scott for attending the seminar over the weekend. Peach thanked McKeon as he attended as well.

Koopmann asked if there was a change in use application for Manny's on Route 9. McKeon noted they have been sent a letter notifying them of non-compliance and have a time line to address the issues.

## **Items for Signature**

## **Adjournment**

*Chesley moves to adjourn at 10:12. Vollbehr seconds the motion which passes unanimously.*

The next meeting will be held in the Town Offices at 7:30 PM May 18, 2015

Respectfully Submitted by:

**Patricia Lachenal**

**Planning Board Secretary**

Approved by:

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**James Corliss, Chairman**

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**Date**