

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, July 6, 2015

Present: James Corliss, Brad Chesley, John Koopmann, Joe Parisi, Davis Peach, Rolland Vollbehr, Jon McKeon, and Susan Lawson-Kelleher (7:16)

Call to Order

Corliss called the meeting to order at 7:04

Seat Alternates

Joe Parisi seated in place of Susan Lawson-Kelleher for the conceptual. Susan Lawson-Kelleher became full member when arrived.

Review of the Minutes

June 15, 2015

Brad Chesley motioned to accept the minutes as presented from June 1, 2015. The motion was seconded by John Koopmann and passed unanimously.

Appointments

Conceptual consultation – Grace Evangelical Free Church – No minutes taken as conceptual consultations are non-binding on either party.

D&T Partners LLC/ Area 51 - Application for an amended Site Plan review for property located at 7 Brown Ave, Chesterfield NH, (Map 14C-D1 & D2) consisting of approximately 2.93 acres in the Commercial/Industrial zone. This is a public meeting for review of an amended site plan.

Jim Phippard was present on behalf of D&T Partners LLC/ Area 51. There have been minor changes to the plans since the application was submitted, Phippard has the new plans will be Providing copies to the board prior to the next meeting. Phippard noted that the driveway permit has been issued and required the addition of a drainage culvert under the driveway. Phippard noted that the State is requiring them to do small adjustments to the turning lane. This is mainly moving the taper 75 feet west and striping will change. Phippard noted that the utility plans changed (sheet 2) as the NHDES is requiring a new well. The original plan was to utilize the existing well, but because of the proximity to the septic, it did not meet the State requirements. The new well will be at the south end of the building. A waiver has been received as the protective radius line is in the right of way. The septic has been shifted to the west to be outside of the protective radius of the well.

Phippard noted that there have been some changes to the sprinkler and fire protection. The storage tank now proposed is 60,000 gallons where it was previously 30,000 gallons. The water will be held in concrete tanks under the parking lot. The dry hydrant has also been relocated due to the relocation of the water supply. The new location of the dry hydrant provides immediate access for the fire department. Phippard noted that the old well may be utilized for fire suppression if allowed. The original directive from NHDES was to take the old well out of commission. Permission to use the old well for fire suppression needs has been requested.

Phippard noted that the ceiling height has changed. The retail store will use a flatter roof slope, raising the back side of the retail space to 16'. The front of the building remains the same height. The parapet height on the north wall will be at 17'. The warehouse height will be at 18' on the front and will slope down to 17 at the rear.

Lawson-Kelleher noted that Sheet 3 needs some attention as one of the abutters is listed over the legend. Phippard will make note and address.

McKeon noted that it is his understanding that there will be no clearing on the North side of the building. Phippard noted that there is no clearing on the hillside. Phippard noted that the area in question is in the State right of way and they will not allow any clearing. Koopmann would like to make a note of this on the final plans.

Corliss noted that the lighting should be going parallel to the Connecticut river.

The meeting was opened to the public.

Jeff Scott (public) asked how far the state property comes up from Route 9. Phippard showed him on the plans where the state right of way ended.

Corliss read the current conditions of approval for the site.

Chesley moves to continue the public hearing on the application for an amended site plan review submitted by Area 51 Fireworks Store/D&T Partners LLC/Brickstone Land Use Consultants LLC, to July 20, 2015 at the Town Office Building at 7:30 PM. The motion was seconded by Peach and passed unanimously.

Items for Discussion

Master Plan update

Chesley noted that a meeting was held July 2, 2015. Another chapter was reviewed. The next meeting is scheduled for July 23, 2015 at the Town office building at 7:00 PM.

Items for Information

Other Business

John Schreiver was present at the meeting noting that he is interested in being a member of the Planning or Zoning board and the Board of Selectmen suggested he sit in on a few meetings.

John Koopmann asked if anyone had heard any feedback on the sign ordinances. Lawson-Kellher noted that she heard that she has heard that there are more regulations than needed, but after some conversation they seemed to understand better. Corliss noted that he has been told that the new regulations are stupid. He noted that he has been told that businesses have had open signs for 20 years and are now told they cannot have them. The sign ordinances do still need some tweaking.

McKeon – pavement should be at the library by the end of the week.

Items for Signature

Rules of Procedure

Adjournment

Chesley moves to adjourn at 7:55. Peach seconds the motion which passes unanimously.

The next meeting will be held in the Town Offices at 7:30 PM July 20, 2015

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:

James Corliss, Chairman

Date