

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, August 17, 2015

Present: James Corliss, John Koopmann, Rolland Vollbehr and Jon McKeon.

Call to Order

Corliss called the meeting to order at 7:04

Seat Alternates

Review of the Minutes

August 3, 2015

Jon Koopmann motioned to accept the minutes as amended from August 3, 2015. The motion was seconded by Rolland Vollbehr and passed unanimously.

Appointments

Conceptual consultation – Travis Davenport - No minutes taken as conceptual consultations are non-binding on either party.

Items for Discussion

Sign ordinances

Bob Brockman and Bob Goderre were present with questions/concerns regarding the sign ordinances.

Brockman noted that he has been approached by several merchants regarding the new ordinances and the enforcement of them. Brockman noted that businesses are being told to remove welcome signs and open signs. Brockman noted that he approached Code Enforcement regarding this and was directed to page 34-35 in the Zoning Ordinances. Brockman noted that he is attending the meeting tonight to inquire about the intent of the new ordinances.

Bob Goderre noted that he is aware the new ordinances were voted in at Town Meeting in March, but believes that the Townspeople were not actually aware of what they were voting on and assumed because the Planning Board was recommending it, that it was in the best interest of the Town.

McKeon noted that the definition of “sign” is located in the zoning ordinances on page 61 and reads as follows: Any permanent or temporary structure, device, letter, word, display, pennant, insignia or trade flag which is used as or it in the nature of an announcement, direction or advertisement and which is visible from any street or from abutting property. McKeon noted that previously Code Enforcements understanding of the sign regulations was different than what the Zoning and Planning Boards understanding was, and therefore the changes were to eliminate confusion and assist in enforcement of the regulations. The new regulations added items that were previously not allowed.

Goderre noted that people are upset about not being allowed to have an open sign out for their business. McKeon noted that an open sign can be there under the cumulative portion. Goderre noted that Code Enforcement went to J&J and made them remove the “open” flag from their building. McKeon noted that under the definition of signs, it would be an announcement and therefore considered a sign. It would then count toward the cumulative square feet of allowable signage. Goderre noted that he understands the intent it to not have a circus along Route 9, but believes that an “open” or “welcome” sign or flag should be allowed and the regulations should be modified.

Brockman asked what the intent of the sign ordinances was. McKeon noted that page 30 of the Zoning Regulations notes that the Purpose of Regulation 410 is, to govern the placement and maintenances of signs, promote signs in keeping with the town character, discourage excessive signs by minimizing the number and size of signs, eliminate intrusive sign lighting, and encourage structurally sound and well-maintained signs in the interest of the health, safety and general welfare of the residents of Chesterfield.

McKeon noted that the board has heard the concerns and will look over the sign ordinances again. Brockman noted that he does not believe the Town should inhibit someone from doing business and knowing that the businesses are 150 feet or more off of the road, they should be allowed to have the open or welcome flags/signs to notify motorists.

Goderre noted that he has heard of townspeople feeling like these regulations were “back doored in”. Goderre noted that people rely on the Planning Board to make good decisions and are upset that this decision was made and it was not a good one. Goderre noted that people voted in favor, simply because the Planning Board recommended it, even though they did not understand what they were voting for. McKeon noted that all of the regulations were discussed in public meetings and were noticed. The public is welcome to come to the meetings and give input.

Brockman asked what the next step would be. McKeon noted that the board will be discussing the regulations again around September. Corliss noted that the board is willing to accept input and suggestions on new/updated regulations and encourage people to submit their ideas in writing.

Master Plan update and bill

Rolland Vollbehr noted that there is meeting next week.

Code Enforcement Letter

Code enforcement cc'd the Planning Board on a letter to Paul Saba noting that he needs to come before the Planning Board for review of some changes that are being made at the Big Deal property.

Reminder no meeting the First Monday in September

The board cancelled the first meeting in September.

Saba/Newton

It was noted that the board needs to remember to consider the restrictions that may or may have been placed on the Saba property when it was subdivided.

Lachenal will get the book and page to Saba property on Forestview Drive to Corliss.

Items for Information

Permit

Town of Chesterfield is trying to reclaim a fire pond. The pond is located behind the school and the school needs it for their fire suppression

Other Business

Items for Signature

Adjournment

Koopmann moves to adjourn at 8:36. Vollbehr seconds the motion which passes unanimously.

The next meeting will be held in the Town Offices at 7:30 PM September 21, 2015

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:

James Corliss, Chairman

Date