

**TOWN OF CHESTERFIELD, NH  
PLANNING BOARD**

**Monday, March 7, 2016**

**Present** John Koopmann, James Corliss, Jon McKeon Jon McKeon, Joe Parisi, Rolland Vollbehre and Susan Lawson-Kelleher (7:16)

**Call to Order**

James Corliss called the meeting to order at 7:01

**Seat Alternates**

Parisi was seated in place of Davis Peach

**Review of the Minutes**

February 1, 2016

*Brad Chesley motioned to accept the minutes as presented from February 7, 2016. The motion was seconded by John Koopmann and passed unanimously.*

**Appointments**

**PMP Realty, LLC/Peter E. Prescott** – This is a continuation of an application for a Change in Use for property located at 564B Route 9 (Map 13G, Lots 2.1 & 2.2 consisting of approximately 3.8 acres in the Commercial/ Industrial zone.

Tim Clark was present for the applicant. Clark presented a description of change in use and a property card to the board.

Corliss noted that the use intensity statement should have been updated instead of the description of change in use. Corliss noted that the use intensity statement covers the entire site. McKeon noted that the current use intensity statement notes only one company and nothing about ARC's role on the property.

Clark noted that the structure (Tent) was added in 2006, noting that it is on the property card.

McKeon noted that the property card does not dictate what is approved. The tent is not on the approved site plan. It was noted that the site plan needs to be a representation of the site. Parisi noted that anything else that has changed needs to be on the new plans.

McKeon noted that the applicant needs to meet the signage requirements. Clark noted that Chet Greenwood was there and said they are allowed 64sq feet of signage for each business. McKeon noted that was not accurate and the signage requirements could be found in the zoning regulations under 401.

*McKeon moves to continue the Change in Use application hearing with PMP Realty, LLC/Peter E. Prescott to March 21, 2016 at 7:30 at the Town Office Building. Chesley seconded the motion which passes unanimously.*

**CRR Leasing Inc** – This is an application for a Minor Subdivision of property located at Route 9 and Poocham Road (Map 4, Lot A12) consisting of approximately 4 acres in the Commercial/Industrial zone.

Corliss noted that this application was deemed complete enough for review at the previous meeting. Corliss noted that the high and low points for each lot were not indicated on the plan.

The meeting was opened to the public.

Karen Todd asked where the entrance would be for the westerly lot. Andrew Loney noted that the access to both lots would be the existing entrance. Lawson-Kelleher noted that the State dictates where the access would be and they have done that. McKeon noted that sometimes the State won't designate any particular lot assigned to the curb cut and it should be noted, researched to see if they (NHDOT) have a specific lot in mind for the curb cut. James Loney noted that the curb cut does not affect the subdivision. The application is not for a site plan, only a subdivision. James Loney noted that there are two points of access and the State has approved the access. James Loney noted that the primary access would be the westerly end of the curb which goes to either property. This should be satisfactory until the use of the property is determined as it only provides access to property lines. Parisi noted that the current curb cut is for a single lot and with the subdivision, at least one access is in the side setback. Lawson-Kelleher noted that the applicant needs to be about to show that a driveway can be approved. Corliss noted that it appears the curb cut deals nicely with access before the subdivision and lot 2 after the subdivision, but Corliss noted he is not sure about lot 1. James Loney noted that there is an existing curb cut from the state and there is no regulation needing driveway access for a subdivision. There is no plan for this site. Parisi noted that he would like to see a note on the plan that notes approval is not implicit permission for the driveway to go through the side setback. Frank Richter (Code Enforcement) noted that regulation 404.2 #9 of the Land Development Regulations states: Indicate, in a manner readily understood by a typical purchaser, through delineations on the drawings and/or notes, all conditions of approval or limitations of these regulations which would affect, constrain or limit the development of a lot, including but not limited to zoning setbacks, driveway location limitations and waste disposal system locations. Corliss asked if Richter is suggesting that something about the driveway should be on the plan. Richter noted that is his interpretation of the regulation.

It was noted that the plan is also missing monuments to be installed on the subdivision boundaries.

*Lawson-Kelleher moves to close the public portion of the hearing. The motion was seconded by Chesley and passed unanimously.*

*Lawson-Kelleher moved to conditionally approve the CRR Leasing Inc application for a Minor Subdivision of property located at Route 9 and Poocham Road (Map 4, Lot A12) consisting of approximately 4 acres in the Commercial/Industrial zone. Final approval is contingent upon the following conditions: Inclusion of high and low points on the plans for both lots and monuments to delineate the subdivision boundaries.*

*The motion was seconded by Vollbehr and passed by Majority. (No: Koopmann and Parisi)*

Parisi noted that he would still like to see a note that there is no implied approval on either lot having a driveway through the side setback.

**David Gale/Highlander Arms** – This is an application for a Minor Site Development of property located at 20 Brook Street (Map 13, Lot F15) consisting of approximately 1.1 acres in the Commercial/Industrial zone.

The board reviewed the application for completeness. The board noted the following:

Owner of record not on plan

Tax map reference

Location of abutters is not keyed to the plan

North arrow is missing

Signature line is missing on A-1 through A-3

Parking area setback dimension

Type of lighting

New fence detail

Cert – I certify my assigns and assessors.... Lawson-Kelleher – statement is there but signed by the architect.

Revision is earlier than date on plan

Board discussed if the missing items translate to deciding the application is not complete enough for review. The board noted that there are 9 items that are missing and/or not complete.

*Lawson-Kelleher moved that the application is complete enough for review and to move forward with the public hearing. There was no second to the motion and it fails.*

*Corliss moves that the application is complete enough for review. Lawson-Kelleher seconds the motion.*

Discussion:

Chesley noted that there are quite a few things missing. Chesley noted that he does not believe there is enough information for a good discussion. Lawson-Kelleher noted that if there were not so many people from the public present, she may agree, but many people have been sitting here waiting for this hearing. Corliss noted that it does not hurt anything to open the public hearing. Parisi noted that the applicants are provided requirements and they are very explicit. Parisi noted that there is too much missing to hold the public hearing. Vollbehr noted there is too much missing. McKeon noted the application is severely lacking.

*(Yes: Lawson-Kelleher and Corliss)*

*The motion fails.*

Lachenal will provide the applicant with the list of the missing items.

Nathan Lynch (Attorney who represents Robert Hodgkins) noted that he is appalled that he has been sitting here since 7:30 and the hearing is not going forward. Margaret Helper noted that the plans presented tonight were not the same plans that she viewed last week. Lachenal noted that the applicant submitted new plans last week with a few changes. Lachenal noted that with the way things stand, it is her understanding that the public hearing will need to be re-noticed as it was never opened and able to be continued.

*Corliss moved that the application is complete enough for review. The motion was seconded by Lawson-Kelleher.*

*Parisi asked if at the end of this vote, another motion would be made to continue the hearing. The motion passed by majority. (Abstention: Parisi)*

*Lawson-Kelleher moves to continue the public hearing for David Gale/Highlander Arms application for a Minor Site Development of property located at 20 Brook Street (Map 13, Lot F15) consisting of approximately 1.1 acres in the Commercial/Industrial zone to March 21, 2016 at 7:30 in the Town offices. The motion was seconded by Vollbehrr and passed by majority. (Abstention: Parisi)*

### **Items for Discussion**

Deadriver Company -Storage facility on Mill Road - Conceptual consultation - Kim Weiland, Rick Fleming and Chris Baldwin were present. No minutes were taken as conceptual consultations are non-binding on either party.

Tom Dustin email-

The board reviewed an email from Tom Dustin. The email asks about a piece of land on Gulf Road and the ability to do a lot line adjustment making a non-conforming lot. Corliss noted that the board does not have the authority to make a non-conforming lot. Dustin passed out a map to the board showing the property. Dustin noted that on weekends with nice weather, there are 20-30 cars parked on Gulf Road and with the nature of the road, these cars are in fact parked in the traveled way. Dustin noted that Ann owns a lot and is prepared to donate part of her land for additional parking at Madam Sherri's. It was noted that if the frontage is adequate the board could entertain a lot line adjustment. Dustin asked if the board would be involved in the new parking lot. McKeon noted it is residential property and therefore would need a driveway permit.

Master Plan review of chapters and bill.

Chesley has sent out 4 chapters for review, which the board has received. Chesley will forward all of the 8 chapters to Lachenal to forward to the board for discussion at the next meeting. Parisi noted that it seems odd that the median household income went up substantially but the per capita income was flat. Parisi noted that with town population not increasing substantially the arithmetic does not work. Chesley will talk with Lisa from SWRPC regarding Parisi's comment. Parisi noted that he would like to know if there is a way to get more up to date numbers, possibly from different sources. It appears the data collected is from 2010. Corliss noted that the Planning Board could add a statement if it was so inclined.

Chesley asked Lachenal to pay the bill dated 2/26/16 for \$5,299.66.

### **Items for Information**

Donahue DES

Historical Resources

### **Other Business**

McKeon stated that everyone is invited to Board of Selectmen meeting Wednesday night. The DES will be there to present a program to the Selectmen and interested parties. There will be discussion regarding Grant applications for money to support local initiatives to protect high quality waters and restore impaired waters.

**Items for Signature**

Atherton Hill Cistern plans – Plans were signed by the Fire Department only. Signatures from Code Enforcement and Highway signatures are not present. McKeon noted there is no note about leakage testing on the plan. Lachenal will pass this information on to the applicant.

Approved/Amended meeting minutes from December 7, 2015

Approved meeting minutes from January 7, 2016

**Adjournment**

*Vollbehr moves to adjourn at 9:45 Parisi seconds the motion which passed unanimously.*

The next meeting will be held in the Town Offices at 7:30 PM March 21, 2016.

Respectfully Submitted by:

**Patricia Lachenal**  
**Planning Board Secretary**

Approved by:

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

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