

**TOWN OF CHESTERFIELD, NH  
PLANNING BOARD**

**Monday, August 1, 2016**

**Present:**, Joe Parisi, James Corliss, Rolland Vollbehr, John Koopmann, Brad Chesley, Joe Brodbine, and Jon McKeon (7:32)

**Call to Order**

James Corliss called the meeting to order at 7:09

**Seat Alternates**

Joe Parisi is seated in place of Davis Peach  
Joe Brodbine is seated in place of Susan Lawson-Kelleher

**Review of the Minutes**

July 18, 2016

*Brad Chesley motioned to accept the minutes as amended from July 18, 2016. The motion was seconded by John Koopmann and passed unanimously.*

**Appointments**

**None**

**Items for Discussion**

Foard Panel - Review of conditions – Dave Bergeron provided cut sheets for the proposed lighting. Bergeron provide a plan which indicates where outdoor storage will happen. Bergeron also brought the elevation plans. Letter of approval from Fire Department was emailed previously.

*Parisi moves to accept that the conditions have been met and grant final approval. John Koopmann seconded the motion which passes unanimously.*

The plans will be signed this evening.

Rumble Strips

There was a community meeting tonight at the Town Hall regarding the rumble strips. Corliss noted that he attended the meeting. Corliss noted that if the board is interested, they could make a motion requesting the DOT to correct the design of the rumble strips. Chesley noted that it is up to the Selectboard to follow through with this, not the Planning Board. Koopmann noted he does not believe it is necessary for the Planning Board to follow up with this issue. Brodbine noted that at this point he does not believe it is necessary for the Planning Board to follow up. Vollbehr would

like the board to follow up. Parisi noted that the Planning Board has always (since his time on the board) deferred anything to do with Route 9 to the State DOT and not gotten involved and based upon that, it is not appropriate for the Planning Board to get involved now.

### Master Plan

Chesley noted that Lisa believes that there is not enough content for Spofford Lake to get a chapter of its own, but they are going to make an addendum and include the concerns raised by this board. It was noted that nothing was going to be removed from other Chapters. Burdbine noted that an addendum seems like an add-on. Chesley noted that it will not be labeled an addendum. Parisi asked what the downside would be to the Lake having its own chapter. Chesley stated that he did not see one. Parisi noted that if there is no downside to the lake having its own chapter then it should have its own chapter. Chesley noted there will be a Master Plan Committee Meeting tentatively on Thursday August 18 at 7:00 PM and all are invited to attend.

### Accessory Dwellings (7:30)

Board reviewed the newest draft of the ADU regulations provided by Corliss. The board has not previously seen the newest revision and would like an email copy and time to review. Lachenal will email to board and put on the next agenda.

### Signs

It was noted that nothing more has been done on signs. McKeon suggested that one or two people take charge of this. Parisi noted he does not mind doing the next step, but it will require more discussion. Parisi noted that there are very divergent issues that will need to be addressed. Parisi noted he will go forward with the next step, but he will not be presenting to suggest a way to handle it, but a place to start the discussion.

### Spofford Boat Sales

The letter has gone out.

### Rules of Procedure

Corliss noted that during public hearings, it is important to consider writing down questions to allow them to be addressed at a reasonable point. The board agrees, while someone is presenting an application, they should not be interrupted. McKeon noted that a reminder before the presentation may be a good idea.

Parisi noted that at the last meeting (and previously) the public has approached the board and asked for plans or looked over shoulders prior to the board having the opportunity to review the application. Parisi noted that he finds it distracting and is wondering what the public should expect in the future. Corliss noted that the public should ask the chair. McKeon noted that the process should be that the board reviews for completeness, the applicant presents and then there is an opportunity to give and receive information from the public.

### **Items for Information**

Parisi noted that he had an email exchange with the Chair of the Planning Board in Bernardston Massachusetts regarding the Dead River application and their experience with Dead River. Parisi noted that it was not as helpful as he hoped as the rules and permit requirements are different in Massachusetts. Lachenal will forward the email exchange to the board members and the applicant.

McKeon noted that there are some zoning issues throughout the zoning book that are contradictory or ambiguous. McKeon stated that sometimes it seems that the Zoning Board has a hard time understanding how the regulations should be interpreted with respect to the intent of the ordinance in the eyes of the Planning Board. McKeon suggested the Planning Board ask the Zoning Board for a joint meeting and discuss the issues. Vollbehr asked for some examples of the issues. McKeon noted that there are some regulations that are contradictory and some that could be written better. McKeon will email some examples to Lachenal to distribute prior to the next meeting.

Parisi noted that he attended a meeting in Concord awhile back and one of the recommendations from that panel was that Zoning Boards do not vote on the individual 5 points, but to vote as a whole. Parisi noted they encouraged discussion regarding all of the points, but with only one vote. Parisi noted that each decision he has read, has not heeded this advice. Parisi asked what the vehicle was to getting training to the people that did not attend. Is there a way to get the important information to each of the boards. Corliss noted that he has read that it is clearer and less appealable if the ZBA discusses and votes on each point in the 5 tests all of which must pass for the variance to be passed. McKeon noted that each seminar has some difference depending upon who is presenting.

**Other Business**

Chesley asked what the status of Spofford Hall. McKeon noted that it is still in litigation.

It was noted that the Mark Lanoue variance from the Zoning Board has been appealed and he has received a letter of deficiency.

**Items for Signature**

Minutes – June 20, 2016  
Foard Panel plans

**Adjournment**

*Parisi moves to adjourn at 8:17. Rolland seconded the motion which passed unanimously.*

The next meeting will be held in the Town Offices at 7:30 PM August 15, 2016.

Respectfully Submitted by:

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

Approved by:

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**James Corliss, Chairman**

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**Date**