

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, October 17, 2016

Present:, Davis Peach, James Corliss, Joe Parisi, John Koopmann Joe Brodbine and Brad Chesley
Norm VanCor (7:17) Susan Lawson-Kelleher (7:33)

Call to Order

James Corliss called the meeting to order at 7:02

Seat Alternates

Joe Parisi seated in place of Susan Lawson-Kelleher

Joe Brodbine seated in place of Rolland Vollbehr

Review of the Minutes

October 3, 2016

Brad Chesley motioned to accept the minutes as presented from October 3, 2016. The motion was seconded by Davis Peach and passed unanimously.

Appointments

No appointments scheduled

Items for Discussion

Gateway Preserve – Conceptual

No minutes were taken as conceptual consultations are non-binding on either party.

James Corliss – Conceptual

No minutes were taken as conceptual consultations are non-binding on either party.

Brad Chesley resided as chairman of the meeting for the conceptual.

At the conclusion of the conceptual, James Corliss became chairman again.

Community/non-community well systems

Corliss noted that McKeon and he had a conversation about community wells. Corliss noted that there are regulations that dictate community wells. Corliss noted that McKeon has received some guidance from DES regarding transient/non transient wells and community wells.

James noted that there is an application currently before the board that may want to do some research on this issue. Corliss noted that he would like the board to allow him to inform the applicant that this may be an issue and send along information on non-transient non-community wells in order to alert the applicant. Chelsey noted that in McKeon's email there was no mention of washing of trucks. Corliss noted he would like to make the applicant aware that there are well standards that may need to be met.

Brad Chesley moves to give permission for James Corliss to contact Dead River and provide information on well standards. The motion was seconded by Davis Peach and passes unanimously.

Master Plan

Brad Chesley mentioned that he spoke with Lisa from SWRPC today and they will be making the packets. Chesley noted any outstanding bills will be forwarded to Lachenal for payment.

Peach noted that at the last meeting McKeon thanked the board representatives for their time and effort on the Master Plan Committee. Peach noted he would also like to thank Tim Butterworth and Lisa Murphy for their participation and work on the committee.

Accessory Dwellings

The public hearing on ADU's will be held on November 7, 2016. Chesley noted that if the board was willing, they could look them over one more time and compare them to the State guidelines. Peach noted that he is still concerned about the "heated wall", noting that the State guidelines mention a wall, but do not require it to be heated. Corliss asked if Peach was looking to change what was written. Peach noted he would like to make that part broader. The board would like to leave it the way it is for the public hearing. Joe Brodbine noted that the penalty section is not clear. The board reviewed and discussed the proposed regulation and will remove "March 31, 2017" and replace it with "after notice" to make the regulation easier to understand. Lachenal will make this change.

Signs

The board noted this is still in the works.

Spofford Boat Sales

Spofford Boat Sales is scheduled to attend the November 7, 2016 meeting.

Meeting Procedure

Parisi noted he attended a Planning Board meeting in Keene. Parisi noted that they have a staff that deals with their applications. Parisi stated that when the project is first presented, the applicant gives a presentation and the staff gives an update. They then take public input which is done in a very formal manner and there is no interaction with the applicant and very little with the Planning Board. Parisi noted that they ask for input from people that support the project, then people that do not support it and then neutral people. They use testimony as a catalyst to bring the applicant back to address the issues brought up by the public. The Planning Board goes into discussion and back out without a vote or any disruption. Parisi noted they have 19 different criteria in which they judge a project and the list is public. If objections are not one of the 19 criteria, the board notes that the objection is not one of the criteria. Parisi stated he feels it makes it very clear what they will be focusing on in the meeting. Parisi noted there is no debate when the public is speaking. The public speaks and the board says thank you and the meeting moves on.

The Board took a 5 minute break at this time.

The board reviewed the Rules of Procedure and it was noted that this Planning Board can also have discussion without officially closing the public hearing. Peach noted that the public has a tendency to repeat themselves and allowing people to do that contributes to the board taking a long time on an application. Peach noted that there should be no dialog when taking public testimony. We need to make sure they are heard, but we do not need to explain what and why we make our decisions. The board should take their input and it should only be discussed with the board. Peach noted that another issue is the board members asking questions that have already been asked. Board members

are not paying attention when others are talking and missing items they ask about later. Lawson-Kelleher noted that on occasion a slight education of the public does help them understand and lets them leave with a better understanding which can alleviate some of the negativity about the board and the decisions made by the board.

December meeting

The Planning Board will hold the first PB meeting on December 12th instead of the 7th . Lachenal will notify the Town Offices.

Items for Information

Wetlands permit – 87 Maple Road – replacing driveway culverts
DES Newsletter

Other Business

Parisi asked if anyone was aware if the Fire Chief has formally requested the Fire Marshall's Office to become involved in the Dead River application. Peach noted the board could contact the Fire Marshalls Office and check to see if they have been formally invited to assist.

Davis Peach moves that we vote to have the chairman contact the fire chief or state fire marshal's office. The motion dies without a second.

Corliss will follow up and make sure that the Fire Chief has done what the board asked him to do.

Items for Signature

Adjournment

Parisi moves to adjourn at 9:15. Chesley seconded the motion which passed unanimously.

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

Respectfully Submitted by:

Patricia Lachenal
Planning Board Secretary

Approved by:

James Corliss, Chairman

Date