

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, February 6, 2017

Present: Davis Peach, James Corliss, Joe Parisi, Rolland Vollbehr, John Koopmann, and Joe Brodbine

Call to Order

James Corliss called the meeting to order at 7:05

Seat Alternates

Review of the Minutes

January 23, 2017

Davis Peach motioned to accept the minutes as amended from January 23, 2017. The motion was seconded by John Koopmann and passed unanimously.

Appointments

Land Use Regulations - This hearing will discuss proposed changes to Land Development Regulations 403.2, 403.2C, 403.3, 404.3, 404.3 and Appendix C. The proposed changes increase the number of plans required when submitting an application.

Corliss noted that the proposed changes add another print to be required upon submittal of an application.

There was no public input on the changes.

Joe Parisi moved to adopt the changes as presented. The motion was seconded by Joe Brodbine and passed unanimously.

580 Main Street - This is an application for a Boundary Line Adjustment of property located at Twin Brook Road (Map 12, Lots A18 and A18.1) consisting of approximately 14 acres in the Residential zone.

Wendy Pelletier was present for the applicant. Pelletier noted that Rob Noyes just purchased a lot and would like to take 6 acres from one lot and add it to another lot. There is no change in frontage. Map 12, Lot 18 has 11.36 acres and Map 12, Lot 18.1 has 2.77 acres. The adjustment will make Map 12, Lot 18 have 5.37 acres and Map 12, Lot 18.1 have 8.76 acres.

It was noted the board had some questions during the review for completeness. Corliss noted that the statement required under 404.2D #4 requires a signature by the NH registered surveyor. Pelletier noted that she believed the stamp on the plans covered that, but was happy to sign under the statement. The board waived the need for the added signature.

It was noted that a monument may be missing. Pelletier noted that the boundary line on the street already contains a pin and there are no new corners on the street. The board noted that no new monument was needed.

The hearing was opened to the public. There were no questions/concerns from the public.

Board discussion:

There were no questions/comments from the board.

John Koopmann moves to approve the Boundary Line Adjustment for 580 Main Street of property located at Twin Brook Road, Map 12, Lots 18 and 18.1 as presented. The motion was seconded by Davis Peach and passed unanimously.

Parisi asked if old boundary line markers needed to be removed. Corliss noted that he is not aware of any regulation requiring the removal of old boundary line markers.

James & Cecilia Scranton - This is an application for a Boundary Line Adjustment of property located at Atherton Hill Road (Map 10, Lots B20 and B20.1) consisting of approximately 200 acres in the Residential and Rural/Agricultural Zone.

Jim Scranton was present for the application. It was noted that new plans were provided to Lachenal prior to this hearing and the board was looking at the revised set.

Parisi noted that he was not sure exactly what the applicant was looking to accomplish. Scranton noted he was looking to move a boundary line in order to create a building lot for his daughter. It was noted that there is currently 2 lots and no additional lots will be created. The frontage on the property does not change.

There was no public input on the application.

Board discussion:

It was noted that during the review for completeness, there were 2 road names listed on the bigger part of the plan, but the smaller part did not contain one of the road names. This issue was fixed with the revised plans. It was noted that 401.G requires acreage quantities for all lots be to the nearest hundredth of an acre which has been done on the revised plan. It was noted that the certification statement was not signed by the surveyor. The board accepts the stamp on the plan as adequate.

Parisi asked when a monument is needed. Corliss noted that a monument is needed when a new boundary point is created on a road. Parisi noted that a new boundary line is being created on Bartlett road but no monument is proposed. The board discussed the fact that Bartlett Road is a class VI road.

Davis Peach moves to accept the Boundary Line Adjustment for James & Cecilia Scranton of property located at Atherton Hill Road as presented. The motion was seconded by Rolland Vollbehr and passed by majority with Koopmann and Parisi abstaining.

Items for Discussion

Foard Panel - Dave Bergeron - Minor Modification

Dave Bergeron was present for Foard Panel. Bergeron noted that the application which was approved last year has changed a bit. Bergeron noted that employees will be in the building more than anticipated and they would like to add a break room and a bathroom to accommodate the employees. The building was previously approved with no water or sewer. Bergeron noted that there is an existing water line that will tie right into the building and the approved septic system

would allow up to 25 employees per day. Bergeron noted there are currently 11 or 12 employees at this site, which puts the septic around ½ capacity. Bergeron noted that there is a change in elevation, the addition of some windows and the moving of some doors to accommodate the change and due to code regulations.

The board noted this is a minor change and does not require a hearing, but they would like to have a new use intensity statement as the current one states there will be no water or sewer in the building. Bergeron will provide a new use intensity statement. The board will sign the new plans when the use intensity statement is provided and reviewed.

Dave Bergeron - Conceptual consultation N. Shore Road and Namaschaug

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

William Penny - Conceptual consultation - Truck Camper Warehouse

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

Signs

Parisi asked what needed to happen for the board to stop deferring this to the next meeting. Corliss noted that someone could come up with some draft regulations that look as though they may fit the requirements. Koopmann noted he has been very busy with looking at Wetland regulations and has not had time to look into signs.

Spofford Boat Sales

Corliss noted he would like McKeon present for the discussion on Spofford Boat Sales as he has been involved for many years. Koopmann noted he looked through the file and made copies of the old plans and has a question. He noted that the business is in a residential home and asked if that made it a home business. Corliss noted that the property is a pre-existing non-conforming use. Peach noted that there is a lot of information in the file about what has happened over the years, but most of the issues have been over replacing structures that were damaged. Peach noted that it is time for talk about inventory and what is on the site. Peach noted that the plan that is in the file is inadequate and not an approved plan. Peach noted that the board could ask to see an inventory for the last three years and go from there. This will give the board some place to start and have something verifiable. Peach noted the other thing the board could do is go down there and take a visual inventory of what is existing and start at that point. Peach noted that the original approval on this site was from the Selectboard and was for the sale of sailboats only. Koopmann noted that there is a parking issue on the site. Corliss noted that the plan was to create a site plan on behalf of Mr. Foster due to the fact that he refuses to meet with the board. This will allow everyone to know what is allowed. Peach noted that people are concerned with safety, but there has not been an accident at that location. Brodbine noted that there is a “boat area” noted on the plan and he should be allowed to have as many boats as he wants as long as they are confined to the boat area on the plan. It was noted that the sketch is not an approved plan. Davis Peach signed the sketch, but that was a signature of receipt, not approval. The board discussed the issue of items in the right of way. It was noted that it is the State right of way, not the town right of way. Parisi noted that if the board believes that this will eventually become an enforcement issue, then the board is wasting time going through and providing a site plan for the property. Parisi noted that the board should just violate him now. Corliss noted that there is nothing to enforce without a site plan. Parisi noted that the board does not have a record of what is going on at the property and therefore he is in violation. Jeff Scott (public) noted that the board should speak with the Selectboard and have them send a letter of violation and not wait any longer. Scott noted that safety is a big issue as traffic is backing

into Route 9 and that is not safe. Scott noted that he needs to be forced into having enough room for cars to turn around and not be backing out onto Route 9. Vollbehr noted that he frequented the business in the 1980's and has not seen much of a change over the years. It was noted that the board would like McKeon or at least a selectmen's representative present for this discussion.

Southwest Region Planning Commission letter

The board reviewed the letter.

Items for Information

Other Business

Lachenal noted that the Town has hired a new full time building inspector named Rod Parsons. He started last week.

Koopmann noted that the board made the pipe place put their temporary structure on the plans. It was noted that there is no such thing as a temporary structure.

Koopmann noted that Norm VanCor was working with him and he was quoting things from the NH book on Planning Guidelines and Koopmann noted we do not have a copy of this. Peach noted that he would like Rick to get copies for the board members.

Rolland Vollbehr moves to have Lachenal ask Rick Carrier to get a copies of the NH Planning Guidelines for each member of the Planning Board. The motion is seconded by Davis Peach and passes unanimously.

Items for Signature

Adjournment

Koopmann moves to adjourn at 9:30 PM. Corliss seconded the motion which passed unanimously.

The next meeting will be held in the Town Offices at 7:30 PM March 6, 2017.

Respectfully Submitted by:

Patricia Lachenal
Planning Board Secretary

Approved by:

James Corliss, Chairman

Date