

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, July 17, 2017

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

Call to Order

James Corliss called the meeting to order at 7:00

Seat Alternates

John Pieper is seated in place of John Koopmann

Review of the Minutes

June 19, 2017

Joe Parisi motioned to accept the minutes as presented from June 5, 2017. The motion was seconded by Davis Peach and passed unanimously.

Appointments

Christian D. McCauley & Namaschaug Landing Association – This is a continuation of an application for a Boundary Line Adjustment of property located at 14 Namaschaug Landing & Former Cul de Sac (Map 5G, Lot B4.1) consisting of approximately .73 acres in the Spofford Lake District.

The Planning Board received a letter from James Phippard requesting a continuation to September 18, 2017

James Corliss moves to continue to the public hearing to September 18, 2017 at the Town offices at 7:30. The motion was seconded by Joe Parisi and passed unanimously.

Items for Discussion

Spofford Boat Sales

No new updates-

Parisi asked what needed to be done in order to move forward on this property. Corliss noted that the Planning Board is waiting on the Code Enforcement office.

Mark Lanoue – Review completeness

The board reviewed the minutes from the June 19, 2017 meeting. Lachenal noted that Lanoue was provided a copy of the draft minutes.

Corliss noted that Ron Bells note to the board states: "I did not survey the lot before it was filled. The original contours and tree line are therefore approximate. On sheet 2, the top of the sheets that address original and post lot filing.

Peach noted that this lot has been around a long time and the board should locate the information in the old filings of the property. Parisi noted he would like to see three different drawings. He noted that he would like to see before the property was filled in, what it is today and what the applicant would like it to look like.

Peach noted that the board asked for two separate drawings and there are now two separate drawings.

Parisi noted that one option was to have him come in and talk. Not have the public hearing, but to have the applicant come in and then we can ask our questions directly to him. Corliss noted that sounds like a public hearing. Parisi noted that he attended a training with the New Hampshire Municipal Association and they indicated it would not be an issue. Brodbine noted that there are there conditions of the property; what was, what is and what is proposed. Peach noted he would like to see all three, but believes that the Town has the previous records and there is no need for the applicant to bring more information in that the town already has available. Peach noted he will come in to the Town Offices and look for the last approved plan on Tuesday.

Peach asked if the Zoning Board had any plans in their files from when they approved the sale of cars. Rolland Vollbehr noted that they do not have plans.

Corliss asked what else the board needs. The minutes from the last meeting reflect that the applicant was told that the needs the drawings specified by the Land Development Regulations, not combined drawings. Parisi noted that sheet 1 is labeled existing conditions and sheet 2 is labeled finished.

Brodbine noted that there is a note on sheet 1 stating that the original contours are prior to the filling of the lot.

Peach noted that the parking lot has been increased and that fill has been added. The board needs to look at the current approved plan.

It was noted that the sheets are not to the same scale and sheet one gives two different descriptions of the scale used for the drawing. Parisi noted that sheet 1 is a hybrid and the board would be better off with 3 sheets.

Davis Peach moves that the Mark Lanoue application for a Major Site Review is complete enough for review and will be scheduled for public hearing on August 7, 2017 in the Town office Building at 7:30 P.M. The motion was seconded by Rolland Vollbehr and passed by majority. (No: Parisi)

Items for Information

Parisi noted that he heard that the Andersen application approval is being appealed by Mr. Donahue. Corliss noted that Donahue has appealed the decision to the Superior Court. It was noted that Mr. Donahue was pleased with the process, but not the outcome.

Peach stated that he heard on the radio that the State of NH is pulling back funding for solar projects in the State. Peach noted he was curious if that would have an impact on the solar project in Chesterfield.

Other Business

Items for Signature
June 5, 2017 Minutes

Adjournment

Rolland Vollbehr moves to adjourn at 8:10. Davis Peach seconded the motion which passed unanimously.

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

Respectfully Submitted by:

Patricia Lachenal
Planning Board Secretary

Approved by:

James Corliss, Chairman

Date