

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, October 2, 2017

Present: James Corliss, Joe Brodbine, Davis Peach, Joe Parisi, Jon McKeon (via Skype), Richard Aldrich (7:06), John Koopmann (7:31)

Call to Order

James Corliss called the meeting to order at 7:02

Seat Alternates

Jon McKeon requested to join the meeting via Skype

McKeon noted that paving on the job site today made it impossible for him to leave in time to make it to the meeting in person. McKeon noted that there is nobody in the room with him.

Richard Aldrich was seated in place of Rolland Vollbehre

Review of the Minutes

September 18, 2017

Joe Brodbine motioned to accept the minutes as amended from September 18, 2017. The motion was seconded by Davis Peach and passed unanimously.

Appointments

Items for Discussion

Land Development Regulation discussion regarding scale of drawings and requirement of days for submission of application

Lachenal noted that the Planning Board regulations require an application to be submitted 18 days prior to a when the application will be accepted and RSA 676:4 states it must be at least 21 days prior.

The board reviewed the regulations and the RSA.

James Corliss moves to hold a public hearing to amend Land Development Regulation 303.1 and 302.1 from 18 days to 21 days. The motion is seconded by Davis Peach and passed unanimously.

A public hearing will be held to accept the following changes:

302.1 to read:

Preliminary applications shall be made on forms provided by the Planning Board and shall be filed with the Planning Board at least twenty-one (21) days prior to a regular meeting of the Planning Board.

303.1 to read:

Applications for lot line adjustments final subdivision or site development approval shall be made on forms provided by the Planning Board and shall be filed with the Planning Board at least twenty-one (21) days prior to a regular meeting. The Clerk, Chairman, other designated representative of the Planning Board, or agent of the Planning Board may return to an applicant a final application that is incomplete; or not accompanied by the required plans and information; or not accompanied by the required fees.

Discussion regarding scale of drawings:

Corliss read suggested by John Pieper that was previously emailed to Lachenal.

Pieper suggests the following to be added to the end of 401B:

“When two or more drawings refer in whole or part to the same area and are intended for comparison (e.g., existing and proposed conditions as per 404.5.1b), said drawings shall be prepared in an identical manner: they shall depict the same area; be in the same orientation; and be to the same scale.

Brodbine noted that he believes that the regulation is fine the way it is because it states they must be adequate. Aldrich noted that it is a waste of time. McKeon stated he believes the board should ask for what they want and likes the suggested wording. Parisi and Peach also like the wording. Brodbine noted that if the board feels a drawing is confusing, they can ask the applicant to make changes. Brodbine noted that if the original plans are simple, but the final plans are more detailed, then it may be necessary for them to be set to different scales. Peach noted that the applicant has the ability to ask for a waiver from the regulation. Parisi noted that he believes the board should be clear and ask for what is needed to do the job.

Joe Parisi moves to accept the language as indicated and hold a hearing to have it added to 401.B in the Land Development Regulations. The motion was seconded by Davis Peach and passes by Majority (No:Brodbine)

A public hearing will be held to accept the following change:

401 B to read:

A scale adequate to represent all detail required by these regulations. When two or more drawings refer in whole or part to the same area and are intended for comparison (e.g., existing and proposed conditions as per 404.5.1b), said drawings shall be prepared in an identical manner: they shall depict the same area; be in the same orientation; and be to the same scale.

Joe Parisi asked if the regulations are explicit about having before and after drawings. Corliss noted that the regulations do require separate drawings. Parisi noted that the board should hold the

applicants to that unless a wavier is requested and granted. McKeon noted that a lot of times the preparer is trying to save money by putting all the information on one page. Parisi noted if it is in the regulations, we should be holding the applicant to it.

(John Koopmann joins meeting)

ADU Regulation review

Corliss noted that the board has only had a couple of ADU applicants and things have gone pretty smooth. Corliss noted that he did go back and forth on a question about the septic system. Corliss noted that the board is asking for a designer to look at the system and certify that it is adequate with the ADU. Corliss noted that on a previous application we received information but it only talked about the size of the tank. There was no mention of the field and the condition of the field. McKeon noted that was brought up to the applicant who took the initiative to have the field looked at and they noted that it was not failing, but was about to fail. McKeon noted that the inspection should be a subterranean review. Parisi noted that the issue being brought up seems to be well beyond the ADU, noting that maybe the board should impose a regulation requiring a subterranean review on any homeowner if adding a bedroom. McKeon noted it could be something that could be added in general. McKeon will look into this issue and come back to the board with some suggested regulation(s). It was noted that the ADU regulations are in Zoning and must be voted on in Town Meeting to be amended.

2018 Budget

Parisi noted that if he was creating a budget for a profit company, there are a few items that have not been used and therefore would be taken out of the budget. McKeon noted that in a private company, it would be done like that, but municipal accounting is much different.

Joe Parisi moves to accept and approve the budget as prepared by Rick Carrier. The motion was seconded by Davis Peach and passes unanimously.

SWRPC nomination of Norm VanCor

Norm VanCor emailed Lachenal asking that the Planning Board nominate him to the Board of Selectmen as a representative of Chesterfield to the Southwest Regional Planning Commission.

James Corliss moves that the Planning Board recommend the Selectboard nominate Norm VanCor to the Southwest Regional Planning Commission as the second representative of Chesterfield. The motion is seconded by Davis Peach and passes unanimously.

Items for Information

Brod bine noted that he has not heard any updates on the lawsuits involving the town. McKeon noted that there is a hearing coming up this month on the Andersen/Donahue case. Spofford Hall/9A LLC is coming up next month. Lanoue has already gone to court and the Town is just waiting for a decision. McKeon noted that the Zoning Board is being sued by the Natural gas company regarding their request on the Mill Road property.

Other Business

Koopmann asked where the board sits on the sign regulations. McKeon noted that he had volunteered to come up with a draft and has not had the chance to do so to date. A draft will be coming.

Koopmann noted that there has been a lot of discussion in town about what is happening on the lake regarding activity, issues, and development. Koopmann asked if this was a good time for the Planning Board to be looking at the regulations pertaining to the Lake District. McKeon noted that he believes the Planning Board should look at the zoning regulations around the lake and what could be done to enhance the preservation of the lake while still preserving the property rights of the owners. McKeon suggested a couple of members starting a subcommittee to work with the Spofford Lake Association and also include VanCor, things could get started. Parisi noted that he believed a lake committee was formed a few months ago and if there is a group already in place to make recommendations. Peach noted that the board should wait for SWRPC to come up with their data. McKeon noted that we could be waiting 5 years. McKeon noted that he believes that it would be beneficial to move forward with smaller pieces. Koopmann will contact VanCor to attempt together and get a proposal set for the Planning Board.

McKeon – think we should extend a hand out to the ZBA and ask them if they have any input on existing zoning regulations they may have trouble with or would like to make clearer.

Koopmann noted that some people rent moorings or docks on the lake and others are viewing this as a business in a district that does not allow businesses. Koopmann noted that he believes this is happening at a couple of places on the lake and these 2 have at least 10 or more moorings.

Koopmann noted that this brings a lot of vehicles and use to the property. McKeon noted that this is some of what is being looked at on the lake.

McKeon noted that the old Bud and Dolly place has been there and has been doing this for many years. McKeon noted that the Town was approached by a potential buyer and they were told they would have to come before the Planning Board and prove the use was there before and verify the number of slips. If they prove it was done before the Zoning Regulations were in effect, they would be viewed as pre-existing non-conforming use.

Jill Diesel (public) noted that she was present to get a feel for the Planning Board. Diesel noted she is very interested in how Town Government works.

Diesel noted that she has an abutter who has $\frac{3}{4}$ of an acre and is talking about getting a variance to be allowed to knock down the cottage and build on the back part of the property or to leave the cottage up front as a cabana. Corliss noted that variances are handled by the Zoning Board of Adjustment.

McKeon noted that the Fireworks ordinance takes effect November 1, and the Town is expecting some opposition to this at Town Meeting.

Items for Signature

Minutes 8/7/17

Adjournment

Davis Peach moves to adjourn at 8:28. Richard Aldrich seconded the motion which passed unanimously.

The next meeting will be held in the Town Offices at 7:30 PM October 16, 2017

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:

James Corliss, Chairman

Date