

**TOWN OF CHESTERFIELD, NH  
PLANNING BOARD**

**Monday, January 22, 2018**

**Present:** Joe Brodbine, Joe Parisi, James Corliss, Davis Peach, Jon McKeon, John Pieper, John Koopmann and Richard Aldrich

**Call to Order**

James Corliss called the meeting to order at 7:03

**Seat Alternates**

John Pieper was seated in place of Rolland Vollbehr

**Review of the Minutes**

January 8, 2018

*Joe Parisi moves to approve the minutes from the January 8, 2017 meeting as presented. The motion was seconded by Jon McKeon and passed unanimously.*

**Appointments**

**Town of Chesterfield Planning Board** – A public hearing will take place to review and vote on amending the number of parking spaces in Section 400.1 of the Zoning Regulations of the Town of Chesterfield, NH, Add: “Museums, with the requirement of one parking space for each employee or staff member for the maximum number to be onsite and one additional parking space for each 500 sq. ft. of gross floor area.

Corliss asked if the board had any discussion. Brodbine noted that the board discussed this at length in the prior meeting. Koopmann asked how many square feet are in the Stonehouse building. Corliss noted that someone stated 2000 or 2500. McKeon noted that the Stonehouse building is not in question with this hearing, this will apply to any buildings. Koopmann asked if the use would create a need for additional buffer. Corliss noted that if the petition passes, it will be governed by residential setback requirements.

Koopmann noted that some places have added a definition of museum in regulations. Corliss noted that there were pretty clear definitions of museum. Parisi noted that the definition is not clear to everyone as evidenced in the Zoning Board hearing on a variance for the Stonehouse building. McKeon noted that if the definition is in question, you start with local definitions and if not found there, you go to the State definition and then you go to Webster if not found there. Parisi noted that he feels like a definition is needed as some people are making up their own definition. McKeon noted that the definition is defined by the board and the procedures in place. Brodbine noted that this conversation is not really in line with the question at hand.

Corliss opened the public hearing. There were no questions or comments from the public.

*Corliss moves to change the Town of Chesterfield Zoning Regulations 400.1 Add: "Museums, with the requirement of one parking space for each employee or staff member for the maximum number to be onsite and one additional parking space for each 500 sq. ft. of gross floor area. The motion was seconded by Jon McKeon and passed by majority with one abstention and one objection. (No: Parisi) (Abstain: Koopmann)*

## **Items for Discussion**

### Sale of Former Town Office Building discussion with Selectboard

McKeon gave board a letter (from Jeff Scott, Ron and Barbara Girs)

McKeon noted that per RSA 41:14a gives the Board of Selectmen the authority through Town Meeting to sell and buy town assets. McKeon stated that one of the stipulations is that the Board must present the information to the Planning Board and Conservation Commission for recommendations. The Board of Selectmen will then hold two public hearings on the matter. McKeon noted that the Board of Selectmen are looking to sell the former Town Office building, while retaining the property where it is located. This gives the Town the ability to control what happens with the outside. The Sales agreement will include what can happen with the building and their intent is to keep the exterior the same. McKeon noted that they do have an offer and negotiations have begun.

Parisi asked what the Planning Board role was in the process. McKeon noted it is advisory. Parisi asked if there was an appraisal for the building. McKeon noted that he does not have that information in front of him because he did not think it was under the purview of the Planning Board. McKeon will get that information for Parisi. McKeon noted that the building will be sold for \$1.00. Brodbine noted that it would cost the Town \$30,000 to demolish the building. Parisi asked why we would sell it for \$1.00. Parisi noted that even though it does not come with land, and even if it would cost to demolish it, the building still has value. McKeon noted that there is not a lot of political will to spend money on the building and the building requires renovations to get it up to code. There are issues with the roof, electrical and plumbing. McKeon noted that the Board of Selectmen believe the value going forward is to have it occupied and brought up to code. Koopmann noted that over the last 9 years, many people have been aware it was available and nobody has stepped up. Corliss noted that the land is residential and cafes are not an accepted use in Residential. McKeon noted that the sales agreement will have a stipulation regarding the buyer to get a zoning variance. Koopmann noted that the only concerns he would have would be the normal planning board concerns with commercial buildings such as signage and parking. McKeon noted that there is parking with the building now and there was parking with the original building. McKeon noted there will be a set amount of parking spaces for the building. Parisi noted that the parking spaces are currently being used during the day by staff at the school. McKeon noted that those spaces will be for the old town office building and the school staff will have to park in the spots that were designed for them to park when the lot was built. Corliss noted that the letter indicates a art studio/gallery/art classroom and café, none of which are allowed in residential. McKeon noted that is why the stipulation will be added regarding a zoning variance. McKeon noted that there are people in town that want to spend \$30,000 to demolish the building, but refuse to spend \$5,000 for upgrades. Corliss asked how long the land lease term would be. McKeon noted that they are typically 99 years, but it has not been finalized to date. McKeon noted that the parking lot and drive are not included in the land lease, but are associated with the lease. Peach noted he has no objections. Aldrich noted that he has no objections and would put up a bond to make sure that what needs to get done, does get done. It was noted that the Selectboard is currently in the

recommendation from Planning and Conservation step, but concurrently the sales agreement is being reviewed and updated. The two public hearings are next and will be tied to the concept, not a specific applicant. If the current prospect does not go through with the purchase, it will be in place for someone else in the future. Pieper noted that he had no objections. Brodbine asked what happens at the end of the land lease if it is not renewed. McKeon noted that it depends on how the lease is written. Brodbine has no objections and believes it will be good to have the building occupied. Parisi noted that while he has no objections, he would like to make sure the process is open and transparent. Parisi noted that the board is engaged with a buyer, but as a person in Town, he was unaware. McKeon noted that all discussion about sales are in non-public sessions to keep the buyer/seller information confidential. McKeon noted that it has been in the paper, both the Sentinel and the Reformer on the front pages.

It was stated that there is a petition also for the demolition of the building. McKeon noted that he assumes if the petition to allow the sale is passed, the one for the demolition of the building will fail.

McKeon noted there is another open house to show off the work that has been done to clean up the building. Parisi noted that the school uses the field on the other side of the building as a recess area and therefore whatever goes in there needs to be consistent with having a school in the side yard. Corliss noted that the Planning Board seems to be generally in favor. Corliss asked if anyone from the public had any comments.

Norm VanCor noted that this process has been on the Town Website, in the newspaper several times, in the Chesterfield Happenings email, talked about at the Summer Informational meeting and has been on several Selectboard agendas. Koopmann noted there were also signs along Route 63 that stated there was a building for sale for \$1.00.

### February Meeting Schedule- Presidents Day

Presidents Day – Holiday –

*Davis Peach moves to cancel the meeting on February 19, 2018. The motion was seconded by Jon McKeon and passed unanimously.*

### **Items for Information**

McKeon noted there was a coil that burst over the Planning Board Secretary desk. In the process of that, paper got wet so Norm has been working with Insurance adjustor and they agree to pay for coping of plans/documentation that needs to be replaced. We need to look at this and identify this in the next week. Parisi asked if the board is looking at off site storage. McKeon noted that this board has changed and required electronic copies of everything which will help in the future. McKeon also noted that there is a State RSA that the Town has all this stuff backed up. Started doing this a year ago. Most of the state is in the same place we are and are muddling their way through doing that.

McKeon noted that the BOS have appealed the Planning Boards decision on the Lanoue's application. Corliss asked if there was a letter. McKeon noted that there is a letter and exhibits. The appeal is to the Zoning Board of Adjustment. There are limited pieces that can be appealed to the Zoning Board of Adjustment. McKeon noted that the BOS presents the appeal to the ZBA and they sit and discuss the appeal. They take no testimony, but it is a public meeting. McKeon noted that the zoning secretary has the appeal and Lachenal will get this information to Corliss.

McKeon noted that there are 2 lawsuits with the 9A property. One is the dangerous dilapidated public safety tissue. The court has sated they will hold that until there is a decision on the zoning issue.

McKeon noted that Donahue vs. Planning Board is done and the court sided with the Planning Board's decision.

Parisi noted the ZBA handle going into and out of a public session very differently than the Planning Board does and it seems that legally there should be one way that is correct. They will not return to a public session if anyone has left the room. Corliss noted that when this board has left public discussion for board discussion, the public is warned that they may resume the public portion. Parisi noted that it should be consistent.

McKeon noted this would be a good question for the Municipal Association.

**Other Business**  
**Items for Signature**  
**Adjournment**

*John Koopmann moves to adjourn at 8:20. The motion was seconded by Davis Peach and passed unanimously.*

The next meeting will be held in the Town Offices at 7:30 PM February 5, 2018

Respectfully Submitted by:

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

Approved by:

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**James Corliss, Chairman**

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**Date**