

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, October 16, 2017

Present: Joe Brodbine, Davis Peach, Joe Parisi, Jon McKeon, Richard Aldrich, Rolland Vollbehrr, John Pieper and James Corliss (7:10)

Call to Order

Joe Parisi called the meeting to order in James Corliss absence (he is on his way) at 7:03
James Corliss joined the meeting at 7:10 and took the meeting over.

Seat Alternates

Richard Aldrich is seated in place of John Koopmann

John Pieper is seated in place of James Corliss - Corliss joined meeting at 7:10 and John Pieper is removed from seat.

McKeon left at 8:50 PM

Review of the Minutes

October 2, 2017

Jon McKeon motioned to accept the minutes as amended from October 2, 2017. The motion was seconded by Joe Brodbine and passed unanimously.

Appointments

Mark Lanoue – This is a continuation of a hearing on an application for a Major Site Plan Review of property located at 1763 Route 9 (Map 10A, Lot A5) consisting of approximately 4.17 acres in the Office/Retail/Services District.

(Request for continuance to November 20th has been received)

McKeon recused himself from the discussion.

It was noted that Mr. Lanoue has hired a new engineer and is requesting a continuance to November 20, 2017 to allow them to get up to speed.

Corliss noted that he drafted a letter to send to Mr. Lanoue and would like the boards agreement before sending it out. Corliss read the letter to the board.

Pairis noted that he is not sure of what message Corliss is attempting to send and is unsure if the applicant will understand. Corliss noted that the board has looked at half a dozen plans or so to date and none of them have met current Zoning Regulations or Land Development Regulations. Parisi noted that the letter makes comments about the outside storage and that has not been brought up in any of the previous meetings. Parisi noted that he believes the letter is not specific enough. Aldrich agrees that the letter could be more specific. Peach noted the letter could be more specific regarding vehicles as outside storage.

Joe Brodbine moves that subject to the continuation being granted, the board authorize the letter written by James Corliss to be sent to Mr. Lanoue. The motion was seconded by Rolland Vollbehr and passed by majority. (No: Davis, Richard) (Abstain: Parisi)
Lachenal will send the letter.

Rolland Vollbehr moves to continue the Mark Lanoue hearing to November 20, 2017 at 7:30 in the Town Office Building as requested by the applicant. The motion was seconded by Davis Peach and passed unanimously.

Items for Discussion

Community Solar/Jeff Scott – Conceptual Consultation

Conceptual consultations are non-binding on either party and therefore no minutes are taken.

Land Development Regulation final draft changes

The board was provided a copy of the draft amendments/changes.

It was noted that 303.1 should be amended further to change "Chairman" to "Chair" and "Clerk" should be removed as no such position exists.

It was noted that the wording appears to give the Chair the ability to reject an application on their own. Corliss noted that it is the hope at some point to have someone look at applications with the checklist prior to meetings and deem if everything is there to expedite the process.

It was noted that there is a spacing issue on 401, which needs to be addressed and a comma missing on 303.1.

Rolland Vollbehr moves to accept the amendments to Land Development Regulations 302.1, 303.1, 401B and adding 401M. The motion was seconded by Joe Brodbine and passed unanimously.

Jon McKeon moves to hold the Public Hearing on the proposed amendments/addition to the Chesterfield Land Development Regulations on November 6, 2017 at 7:30 in the Town Office Building. The motion was seconded by Joe Brodbine and passed unanimously.

Items for Information

John Koopmann emailed Lachenal to inform her he was unable to make tonight's meeting, and included some information he wanted shared with the board.

Corliss read the email to the board.

Please inform all that I've been in touch with Selectmen VanCor regarding a committee to suggest Zoning Changes regarding the Spofford Lake District, Steep Slopes and Wetland issues. Will be discussed at 10/11 Selectmen's Meeting. Also reached out to Val Starbuck regarding previous planning board efforts to include steep slope zoning changes and will report after all the relevant planning board minutes are examined.

McKeon noted that at the 10/11 Selectboard meeting the two selectmen in attendance were in favor of having a committee look at zoning and regulations around the lake including steep slopes and wetland issues. This committee would be directed by the Selectboard. This will be brought up at the next meeting for a vote.

Wetland Permit Application – Cutts

Here if anyone wants to look at it.

Other Business

McKeon noted that he spent Saturday at the NH Municipal Office and part of that discussion was the procedure for the Planning and Zoning Boards and their minutes. McKeon noted that this board noted that this board looks at typos, but nothing really needs to be done with them unless it affects the meaning of the sentence. McKeon noted that in the event, the Planning or Zoning Board goes to court, the Judge will go over the meeting minutes, the file and our attorney and the plaintiff's attorney will each have 15 minutes to speak. McKeon noted that when boards are going to over the minutes, they need to make sure that they are clear in what the board discussed. McKeon noted that the Notice of Decision will be what is focused on and therefore care needs to be taken to make sure that everything is clear and detailed in motions. Peach noted that he prefers to have a group effort to make the motions to assure they are complete and do not require addendums after addendums. (Corliss entered the meeting and McKeon summed up the conversation) McKeon noted that most motions are a result of discussion. Peach noted that frequently he starts a motion and other members assist. Corliss noted that nothing prevents a member from saying that you are attempting to get a motion and then work toward the wording together. Pieper asked what makes a good quality motion. Corliss noted that a quality motion expresses the intent of the planning board.

Pieper is going through regulations with notes and questions. Will continue and will send Lachenal questions to send along to the board.

McKeon noted that the Planning Board should send an invitation/request to Zoning asking for input on existing regulations as they are written. This gives them the opportunity to provide information on any regulations they are having issues with or suggestions for revisions. McKeon noted that Corliss could send a letter to their board, and sending it along to the Chair as well as the secretary for distribution to the board.

McKeon noted that there was some confusion regarding the Gooderre property and code enforcement. Parsons was under the impression that Gooderre had come before and was working with the Planning Board. Code Enforcement was informed that an employee came in for a conceptual consultation, but there is no application before the board.

Items for Signature

Minutes 9/18/17

Adjournment

Davis Peach moves to adjourn at 8:57. Rolland Vollbehr seconded the motion which passed unanimously.

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

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:

James Corliss, Chairman

Date