

**TOWN OF CHESTERFIELD, NH  
PLANNING BOARD**

**Monday, June 4 2018**

**Present:** Joe Brodbine, John Koopmann, John Pieper, Richard Aldrich, Davis Peach, Joe Parisi and Jon McKeon (via Skype)

**Call to Order**

Joe Parisi called the meeting to order at 7:01 (as Vice-Chair, sitting in for the Chair, who was not present for the meeting)

**Seat Alternates**

John Pieper was seated in place of James Corliss.

Jon McKeon requested to attend the meeting via Skype due to the distance. He is alone in the room.

**Review of the Minutes**

May 21, 2018

*John Koopmann moves to approve the minutes from the May 21, 2018 meeting as presented. The motion was seconded by John Pieper and passed unanimously.*

**Appointments**

**Jeremy Youst & Helaine Iris** – This is an application for a boundary line adjustment of property located at Stones Mill Road (Map 20, Lot H5) consisting of approximately 5.2 & 7.06 acres in the Rural/Agricultural zone.

*John Pieper moved to accept the application as complete. The motion was seconded by Joe Brodbine and passed unanimously.*

It was noted that at the review, the board indicated that the road was misspelled in one spot and there was only one map and lot number listed on the plan. The applicant indicated she was aware of the issues and David Mann was supposed to have dropped off new plans prior to this meeting. Lachenal noted that no new plans have been received.

Helene Iris noted that they wanted the tracts separated and adjusted so that they can sell the house and retain most of the land. Iris noted that the unmerging was approved by the Selectmen in December 2017. Iris noted that after that meeting, she called the selectmen's office and was told it was all set and she would begin getting two bills in April. Iris noted that she met with John McKeon and Tricia Lachenal at the Town offices and it was discovered that the records at the Town offices were not updated with the unmerged status.

McKeon noted that the Selectmen looked at the request for unmerging of the lots and with the input of the Town Administrator decided there was some evidence the lots were involuntarily merged and

the Selectboard unanimously voted to unmerge the properties. So there are two lots currently. It was noted that Lachenal spoke with the Town Attorney John Rattigan and his opinion has been provided to the board in writing. His opinion is that there are two lots.

Parisi noted that the Town Records today state there is one lot and asked what needed to happen to reflect the fact that there are two lots. McKeon noted that if the plan is approved, it will go to the registry of deeds and the plan will show the two lots and remove any uncertainty. McKeon noted that the unmerging was started but not followed through by the BOS office. His thought is that was partly because the town was transitioning through Town Administrators. McKeon noted that the motion from the BOS is clear that there are two lots. Parisi noted that James Corliss had done some work trying to interpret what was on the deed. His notes say that the plan does not reflect the deed correctly and is inconsistent with the drawing.

The applicant had nothing to add and the public had no comments.

Board discussion:

Pieper noted he has no issues except the previously noted misspelling of the road and the fact there is only one lot listed on the plan instead of two. Koopmann noted he is uncomfortable signing off on something that may not have the correct measurements. Brodbine asked about the map and lot numbers. The map number is 20 and the lot numbers are H5 and H6. Peach asked if new boundary line markers were needed. It was noted that Ebon Brown Road is not a public road. Vollbehr noted that other than the two minor issues, he has no concerns. McKeon noted that he has no more concerns and is comfortable with it. Parisi noted that he is comfortable conceptually with the application, if the documentation in front of us shows the appropriate current condition. Parisi noted he would like to see the final drawings before any approval. Parisi asked the applicant if the hearing was continued to the next meeting if it would pose any problem for them. Youst noted it would probably not cause any issues, Iris noted that it potentially could cause an issue. The lot with the house is up for sale.

*Davis Peach moved to continue the public hearing on the Boundary Line Application for Jeremy Youst and Helene Iris for property located on Stones Mill Road to June 18, 2018 at 7:30PM in the Town Office. The motion was seconded by John Koopmann and passes by majority. (Yes: Parisi Koopmann, Davis, and McKeon) (Abstain: Brodbine) (No: Pieper, Vollbehr)*

## **Items for Discussion**

### Robert Gooderre – conceptual consultation – Parking 1757 Route 9

Parisi informed Gooderre that conceptual consultations are non-binding on either party and minutes are not taken.

Gooderre noted he will be bringing in information regarding a change in use.

### Rules of Procedure – Final Draft

The Final draft of the Rules of Procedure will be signed this evening.

### Discussion regarding public access at meetings

Peach noted that he has some concerns with how information is provided to the public. Peach noted that an email went out from a board member and in the email it suggested maybe sending the information along to one member of the public. Peach felt that would be inappropriate. Lachenal noted that the email was forwarded to board members only. Peach noted that the public coming up

during a meeting and looking over his shoulder makes him uncomfortable. McKeon noted that the board is working on a visual component so that things can be easier for everyone to see.

This will be added to next month's agenda for more discussion.

**Items for Information**

Pieper noted that he sent an email out asking about the intent of the rules of procedure and wanting to know what the intent is behind them. Pieper noted that if the intent is to make sure we are covered, the content would be different than if we are trying to explain in detail how things work. Koopmann noted that in a packed room with a contentious issue they are needed if we were to be challenged. They are also intended to maintain order in bigger meetings. McKeon noted that the idea is to give as much information as you can as a guide, but not too much so that the Board is unable to follow them.

Brodbine noted that in Chelmsford Mass a company put up many American Flags for Memorial day and Code Enforcement sent a letter asking them to be removed. Brodbine noted that the reaction from the townspeople was to put up more American flags. He brought it up because of an issue that Chesterfield had previously with American Flags being used as advertisement previously. McKeon noted that using the American Flag in that manner is against the Flag Code.

McKeon noted that the Selectbord has decided to have a retainer agreement with Donahue, Tucker & Ciandella, PLLC for legal questions and concerns. The Town will pay a yearly amount and it will include questions and concerns from Boards. It was noted that it is ok to contact them via phone, but an email follow up will be required. A vote from the Selectboard will still be needed for litigation. The board will see a memo from the BOS shortly.

**Other Business**

**Items for signature**

May 7, 2018 Minutes

**Adjournment**

*Joe Brodbine moves to adjourn at 8:27. The motion was seconded by Davis Peach and passed unanimously.*

The next meeting will be held in the Town Offices at 7:30 PM June 18, 2018

Respectfully Submitted by:

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

Approved by:

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**James Corliss, Chair**

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**Date**