

**TOWN OF CHESTERFIELD, NH  
PLANNING BOARD**

**Monday, May 21, 2018**

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

**Call to Order**

James Corliss called the meeting to order at 7:01

**Seat Alternates**

Richard Aldrich was seated in place of Rolland Vollbehr.  
Jon McKeon requested to attend the meeting via Skype due to the distance. He is alone in the room.  
*James Corliss moves to allow Jon McKeon to attend via Skype. The motion was seconded by Joe Brodbine and passed unanimously.*

**Review of the Minutes**

May 7, 2018

*Joe Brodbine moves to approve the minutes from the May 7, 2018 meeting as presented. The motion was seconded by Richard Aldrich and passed unanimously.*

**Appointments**

**Items for Discussion**

Brad Chesley – Conceptual Consultation

*Corliss explained the rules of conceptual consultations and noted that it is non-binding on either party and no minutes are taken.*

BLA – Review for Completeness

The board reviewed a Boundary Line Adjustment Application for Jeremy Youst and Helaine Iris. The review was for completeness.

Parisi noted that the application states there are 2 existing lots and also says no new lots are created. It was noted that the road name is misspelled on the plans. It was noted that there is only one parcel noted and that will need to be discussed at the public hearing.

*Davis Peach moved to set a public hearing on June 4, 2018 at 7:30 for the Boundary Line Application. The motion was seconded by Richard Aldrich.*

Discussion:

Corliss noted that he has done some research on the application and would like to be at the meeting, but will be unable to attend the meeting on the 4th. Peach noted that the vice-chair can run the meeting. Parisi noted that the application cannot be complete because it is contradictory.

*The motion passed with two no's (Corliss and Parisi)*

### Rules of Procedure – Final Draft

Corliss noted that at the last meeting there were a few typo items that needed to be corrected and the board wanted to get a printed copy tonight to make sure everything was alright. Last week an email was received from Piper with a few more items he wanted to look at. Corliss noted that the board can approve the ones agreed upon last meeting and then move on to other changes if the board wants to discuss them or could attempt to incorporate more things into the current version before approving anything.

*McKeon moved to approve the draft amendments as presented. The motion was seconded by Richard Aldrich and passed unanimously.*

### Draft Sign Ordinances

The board received draft sign ordinance verbiage via email last week. Corliss noted that he did read the email. It was noted that the board has revised the sign ordinance previously and with the decision in Reed vs. Gilbert, we looking at another revision. McKeon noted that the board should take a look at the email and put some time into it and come back at another meeting to discuss it. Parisi noted that we are not in compliance with the Supreme Court Decision. Peach noted that the 15 pages is too much for the small Town of Chesterfield. Peach noted that the non-compliance part should be fixed but the suggestions are too much for a small town at this point. Parisi noted that he worked on bringing the ordinances up to compliance previously and it is not possible to keep what we have and meet the Supreme Court Decision. McKeon noted he believes our ordinance is close, and it can be done. Aldrich noted that his point in doing the work was because it appears that the Town is already dealing with people that have signs that are out of compliance and it seems like the Town is not keeping up with the times. Aldrich noted the draft was meant to be a talking point. Koopmann noted that 15 pages of sign ordinances would not go over well in Town meeting. Brodbine noted that he believes that if it was not for the Supreme Court decision, the Town would not be looking to change the sign ordinances and therefore the only place that should be looked at is making it compliant. Peach noted that if a couple members got together to work on the ordinances and brought it back to the board it would be the best use of time. It was noted that any members that would like to get together about this are welcome to, as long as there is no quorum present.

### **Items for Information**

Brodbine asked what is happening with the cars on the Lanoue property. McKeon noted that there was a violation notice sent by code enforcement.

**Other Business**

Pieper noted that he did not want to see his idea about rezoning the center of Chesterfield to a village drop. Peach suggested that Pieper come up with boundary lines for the village so that the people that would be affected can get their opinions heard. McKeon noted that a draft should get done and the idea should be floated to the public and then the board can move forward or not, depending on the feedback. Pieper stated he would suggest a public hearing stating that we are considering rezoning to a village district and get public input that way. McKeon noted that the board would need to give some sort of reasoning and the boundary proposal. Parisi noted he is not clear on what benefit the board is trying to create. Parisi noted that he would like to know the idea and why it makes sense before any public hearing. Parisi noted he would like to know it is fixing a problem or adding value. Pieper noted that there are 3 districts and only 2 village districts and that seems inconsistent so it should be addressed.

Pieper will talk to some people in town and see if there is any input.

McKeon noted that there is a NH Supreme Court case (he will send to Lachenal for distribution) which deals with case law about what is being used by the Planning Board dealing with ZBA decisions. This should help when we get future decisions from the ZBA.

It was noted there is no decision on either case dealing with Spofford Hall.

**Items for signature**

April 16, 2018 Minutes

**Adjournment**

*Jon McKeon moves to adjourn at 8:47. 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 4, 2018

Respectfully Submitted by:

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

Approved by:

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**James Corliss, Chair**

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**Date**