

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, August 20, 2018

Present: Joe Brodbine, John Koopmann,(7:03) John Pieper, Roland Vollbehr, Davis Peach, Joe Parisi Jon McKeon, Richard Aldrich and James Corliss

Call to Order

James Corliss called the meeting to order at 7:01

Seat Alternates

Richard Aldrich seated for John Koopmann.

John Koopmann joined the meeting at 7:03 Richard Aldrich back to alternate.

Review of the Minutes

August 6, 2018

Roland Vollbehr moves to approve the minutes from the August 6, 2018 meeting as presented. The motion was seconded by Joe Parisi and passed unanimously.

Appointments

G.S. Precision – Application for a Change in Use of property located at 2 Spaulding Hill (Map 14C Lot D-22.1) consisting of approximately 2.28 acres in the Commercial/Industrial Zone.

Joe Parisi Moved to accept as complete enough for review. The motion was seconded by Joe Brodbine and passed unanimously.

Jim Phippard was present for the applicant. Phippard noted that G.S Precision would like to purchase the property at 2 Spaulding Hill Road.

The property will be used for assembly and light manufacturing. Phippard noted that the applicant did receive a special exception from the Zoning Board of adjustment last week.

Phippard noted that the outside of the building will not change. Phippard stated that there will be no site work or parking changes. All the changes will happen inside the building. There is no proposed manufacturing, assembly or storage proposed outside.

Phippard stated that there will be 8-10 employees with growth potential up to 15 employees.

There will not be a dumpster onsite all waste will be collected by employees and disposed of offsite.

Phippard noted that there are 2 hazardous waste chemicals that will be utilized onsite that will be collected by a company licensed to handle them. The proposed hours are Monday through Friday from 7am to 5 pm. Phippard noted that the septic was inspected by Bell and can handle up to 20

employees. Access to the property will not change and the property meets all current setback requirements. Phippard noted that the traffic impact will be minimal. In addition to employee traffic, the company utilizes vans to transport things to and from the facility. There is no more than

28 vehicle trips per day expected. Phippard noted that there is no onsite fire protection, but there is 145,000 gallons available to the Fire Department 2 buildings down from the site. Phippard noted that the only change to the outside of the building is 3 phase power. Phippard noted that there are existing poles that will allow underground 3 phase power to be brought to the building.

Corliss asked about a change in the sign. Phippard noted the sign will change and it will be submitted to the board.

Aldrich asked how the Town could monitor the hazardous material disposal. Phippard noted that the company used to dispose of the materials are registered and monitored by the State.

Parisi asked if there is any processing of the metals. Norm Schneeberger (owner of G.S. Precision) noted that all processing of the metals is done in Brattleboro and that will not change.

Phippard noted that there are currently 17 parking spaces shown on the plan and the requirement is 15. Peach asked if the children will still be allowed to wait for the bus on this site. Norm

Schneeberger noted that he was not aware that occurs, but does not have an issue with it continuing. The meeting was opened up to the public.

Fran Dennis noted that she lives across the street and inquired if there would be outside lighting.

Phippard noted that there is no outside lighting proposed. Dennis asked about tractor trailer traffic.

Phippard noted that most of the trips will be from company vans and FedEx and UPS with a couple tractor trailers a month visiting the site.

Jeff Scott noted that he believes this to be a great use of the property and G.S. Precision always takes care of their property.

There was discussion about the placement of a free standing sign and a sign on the building with talk about the side and front setbacks and the Town and State right of ways. Norm Schneeberger noted that he just wants people to be able to find the business. Parisi asked if it was an option to do a conditional approval with the signage being the only item not addressed.

Primarily to allow the applicant more time to consider signage and signage placement alternatives,

Joe Parisi moved to conditionally approve the G.S. Precision Change in Use Application for property located at 2 Spaulding Hill (Map 14C, Lot D-22.1) with final approval contingent on the following condition:

- *Final signage to be determined, but must be compliant with Town of Chesterfield Zoning Regulations.*

The motion was seconded by Davis Peach and passed by Majority. (Yes: Koopmann, Vollbehr, Peach and Parisi) (No: Corliss, Brodbine and McKeon)

Items for Discussion

Conceptual consultation - Board of Selectmen – Proposed use of Old Town Office

Jon McKeon was present to speak to the Planning Board regarding the Old Town Office Building. It was noted that conceptual consultations are non-binding on either party and minutes are not taken.

Conceptual Consultation – George Thomas- Mill Road – Map 13 Lot E 9.1

George Thomas was present to speak about the use of his property on Mill Road. James Corliss explained that conceptual consultations are non-binding on either party.

Items for Information

The board received an application for a Boundary Line Adjustment from Anthony Souza. The board reviewed the application for completeness utilizing the checklist. Lachenal noted that the fee paid was not the correct amount and that the check required for the Cheshire County Registry of Deeds was not provided. The board reviewed the fee schedule and noted that the check received was for \$242.00 and should have been \$201.00. Lachenal will contact the applicant. No other issues were noted in the review.

Joe Parisi moves to hold the public hearing for a Boundary Line Adjustment for Anthony Souza on September 10, 2018 at 7:30 PM in the Town Office Building. The motion was seconded by Davis Peach and passed unanimously.

Other Business

The board would like the information on seminars resent to them.

It was noted that the board received a letter from SVE on the 4 inch pipe at the Andersen property.

Items for signature

Minutes 6/18/18

Minutes 7/2/18

Adjournment

Roland Vollbehr moves to adjourn at 9:02. The motion was seconded by Joe Brodbine and passed unanimously.

The next meeting will be held in the Town Offices at 7:30 PM September 10, 2018

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:

James Corliss, Chair

Date