

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, August 6, 2018

Present: Joe Brodbine, John Koopmann, John Pieper, Roland Vollbehr, Davis Peach, Joe Parisi Jon McKeon, Richard Aldrich and James Corliss (7:37)

Call to Order

Vice-Chair Joe Parisi called the meeting to order at 7:02 as James Corliss will arrive late.

Seat Alternates

John Pieper seated for James in his absence

7:37 James Corliss took over the meeting, John Pieper reverted back to Alternate

Review of the Minutes

July 2, 2018

Joe Brodbine moves to approve the minutes from the July 2, 2018 meeting as presented. The motion was seconded by Roland Vollbehr and passed unanimously.

Appointments

None

Items for Discussion

Review for Completeness - Change in use - G.S. Precision - 2 Spaulding Hill

Pieper noted he is not an abutter but does live up the road from this location. Parisi noted that this project has an application before the Zoning Board of Adjustment to be heard next Tuesday. McKeon noted that the Planning Board can look at this application for completeness tonight and accept the application at the next meeting, but will be unable to approve it unless the Zoning Board approves the application before them.

The board reviewed the application for completeness noting:

Pieper noted that the abutters list is incorrect. He stated he is aware of a couple of the addresses not being owned by the people as stated on the list. It was noted that the homes could be rented, but the applicant will look at the abutters list again.

It was noted that page 3 and page 4 do not have signature lines for the board.

7:37 Corliss joined the meeting and took the Chair position, making Pieper an alternate again.

Jon McKeon moved to schedule a Noticed Public Hearing on August 20, 2018 at 7:30 PM in the Town Office Building for the Change in Use Application submitted by G.S. Precision for property located at 2 Spaulding Hill. The motion was seconded by Davis Peach and passed unanimously.

September Schedule - Labor Day

The first Monday in September is Labor Day.

Davis Peach moves to postpone the first meeting in September from the 3rd to the 10. The motion was seconded by Roland Vollbehr and passed unanimously.

North Shore Enterprises - PDD#4

Corliss noted that a letter has been received from the owner of property on Route 9 known as PDD#4. The owner would like the property to revert back to its original zoning, which is residential. Corliss noted that he believes the board can waive the 21 day requirement for receiving an application prior to scheduling a hearing. McKeon noted that the 21 day requirement is an RSA and therefore cannot be waived. Peach asked if this was required to go to the Town for a vote. It was noted that there is a provision in the Zoning Regulations allowing the Planning Board to go forward without a Town vote.

Lachenal noted that there is an application fee for all applications before the board, however she was unaware of what to charge for this type of request. Lachenal noted she did collect the fee of \$9.00 per abutter for notification. McKeon noted he will contact the Town Attorney for guidance on the fee and to ask about the necessary steps in printing the zoning ordinances again or waiting until March when they are reprinted each year.

Jon McKeon moves to hold a public hearing on the application to have PDD #4 revert back to Residential on September 10, 2018 in the Town Office Building at 7:30PM. The motion was seconded by Joe Brodbine and passed unanimously.

Andersen

The board received an update from Rod Parsons (Code Enforcement).

Koopmann noted that the issue involves the state condominium approval and asked if they are allowed occupancy before getting everything completed.

Corliss noted that the State will issue their approval and then the Town offers a Certificate of Occupancy. Corliss noted that Andersen is certainly not done. Corliss noted that there was a question on the pvc pipe on the north side of the road slightly east of the driveway. Corliss noted he went and looked at it today and our site plan approval requires removal of the pipe. Corliss noted that the culvert under the driveway is at least 80% blocked and the water coming down the hill and crossing the road is responsible for a bit of the washout next to the culvert. Corliss noted that if the water went through the culvert under the driveway and into the lake, this would not be happening. McKeon noted that it is the property owners responsibility to maintain the driveway culvert. McKeon noted that he has talked to the Town Attorney regarding the issue of use of land before a certificate of occupancy is issued and the Attorney has stated that unless the decision states that, then it is not true. McKeon noted that there is nothing in the NH RSA's that states you cannot use your land unless you have a certificate of occupancy.

McKeon noted that going forward the board needs to be specific about this in the Notice of Decision. McKeon noted that Andersen can continue to rent cabins, but cannot sell them at this time.

Davis Peach noted that he has received the Spofford Lake watershed report and took exception to the statement that mid to high density development is contributing to pollutants. Peach noted that the Planning Board has worked hard from preventing that from happening. McKeon noted that if you look at the variances granted by the ZBA, there are a lot around the lake allowing more lot coverage. McKeon noted that the committee will come up with recommendations that they think will help the problems they see and will have to come back through the Planning Board.

Items for Information

Wetlands Permit Application - Unnamed private access road on east side of Route 63

Wetlands Permit Application - 17 South Shore Road

McKeon - Property cards should be available online in the next week

Other Business

Items for signature

Hadlock Plans

Adjournment

Davis Peach moves to adjourn at 849:.. The motion was seconded by Jon McKeon and passed unanimously.

The next meeting will be held in the Town Offices at 7:30 PM August 20, 2018

Respectfully Submitted by:

Patricia Lachenal
Planning Board Secretary

Approved by:

James Corliss, Chair

Date