

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, July 2, 2018

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

Call to Order

James Corliss called the meeting to order at 7:02.

Seat Alternates

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

Joe Brodbine moves to allow McKeon to skype. The motion was seconded by Davis Peach and passed unanimously.

Review of the Minutes

June 18, 2018

Joe Parisi moves to approve the minutes from the June 18, 2018 meeting as amended. The motion was seconded by John Koopmann and passed unanimously.

Appointments

Douglas & Wendy Hadlock Revocable Trusts – This is an application for a Boundary Line Adjustment of property located at Welcome Hill Road (Map 14, Lot 7, B13 and B13.1) consisting of approximately 140 acres in the Rural/Agricultural zone.

Davis recused himself as an abutter. John Pieper was recused as an abutter.

Jon McKeon moved to accept the application as complete enough for review. The motion was seconded by Joe Brodbine and passed unanimously.

Doug Hadlock and David Mann were present.

Mann noted that the applicant owns the three affected parcels and one that is not part of the application. Mann noted that lot 13.1 is the house lot. The application takes a small triangle from 13.1 and adds it to lot 7 and a small amount of land from lot 13 and adds it to 13.1

Brodbine asked about the road indicated on the plan and if moving the property line affects it in any way. Doug Hadlock noted that the road has been abandoned for about 100 years. Mann noted that it is in the Town records that the road is abandoned. Corliss noted that it is not a road that could meet Town regulation and therefore the movement of the property line will not affect it. McKeon noted that there will be no impact.

The meeting was opened to public comments/questions.

Mary Giandalone (Abutter) asked where Herrick Road is on the map. Mann pointed out where Herrick road is and noted that it is about $\frac{3}{4}$ away from the lines that are moving on the Hadlock property.

Davis Peach (recused board member/abutter 123 Welcome Hill Road) noted that he has known the Hadlocks a long time and has absolutely no issue with the proposal. Peach noted that Mr. Hadlock has incredible integrity and cares deeply about the land. Peach encouraged the board to approve the application.

David & Jane (66 Welcome Hill Road) noted that they just met the applicants and have no issue, even though the application does not affect them.

John Pieper (recused board member/Abutter) noted he lives at the top of Spaulding hill and has no issues with the application.

Joe Parisi moved to approve the Boundary Line Adjustment application of Douglas and Wendy Hadlock Revocable Trust of property located at Welcome Hill Road (Map 14 Lot 7, 13 & 13.1) consisting of approximately 140 acres in the Rural/Agricultural zone. The motion was seconded by Roland Vollbehr and passed unanimously.

Items for Discussion

Conceptual consultation – Mary-Ellen Egan/Lisa Egan-Cook –

Conceptual consultation regarding property at 983 Route 63. Lisa Egan-Cook present. Corliss noted that conceptual consultations are non-binding on either party and minutes are not taken.

Public Viewing of Documents

Peach noted that he does not believe it is appropriate for the public to come up and peer over the backs of board members. Peach stated that it was not appropriate tonight especially as David Mann was standing up and the public could have viewed the plan he was presenting. Peach noted it is not a good situation and it is quite rude.

Koopmann noted that he believes there is a certain element of formality and informality in the meetings. Peach noted that it will not be practical with more public present. Corliss noted that he believes that he thought he had reasonable control for this meeting. Parisi asked what obligation the board has to provide viewable documentation at a meeting. McKeon noted that there is no legal obligation to make the presentation viewable; however under the right to know law, the documents must be available. Peach noted that previously it had been mentioned that the Selectboard was working on a way to make the presentation more viewable. McKeon noted that the Selectboard is still currently working on that and they have two options they are exploring. Corliss noted that a table that allows the board to face the same direction would be helpful as well. McKeon noted that is in the works as well.

Items for Information

Corliss noted that he responded to the email from Donahue and stated that the board discussed the if the conditions of approval had been met, but did not give any additional relief as his email had indicated. Corliss noted that before he sent that email, Donahue sent an additional email regarding septic approvals.

It was noted that the RSA's indicate the need for septic approval for condominiums, but that is not a planning board issue. This issue is for the Code Enforcement Office.

McKeon noted that he has had some communication with Rod Parsons who indicated that there was some work performed on the septic system, which consisted of cleanouts and venting which did not require a permit, however that is different from a septic system approval for use.

Other Business

Items for signature

May 21, 2018 Minutes

June 4, 2018

Adjournment

Davis Peach moves to adjourn at 8:09The motion was seconded by Rolland Vollbehr and passed unanimously.

The next meeting will be held in the Town Offices at 7:30 PM July 16, 2018

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:

_____ **James Corliss, Chair**

_____ **Date**