

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, June 18, 2018

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

Call to Order

James Corliss called the meeting to order at 7:04.

Seat Alternates

Richard Aldrich was seated in place of Rolland Vollbehr.

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

Davis Peach moves to allow Jon McKeon to attend the meeting via telephone. The motion is seconded by Joe Parisi and passes unanimously.

Review of the Minutes

June 4, 2018

Joe Parisi moves to approve the minutes from the June 4, 2018 meeting as presented. The motion was seconded by John Koopmann and passed unanimously.

Appointments

Jeremy Youst & Helaine Iris – This is a continuation of 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.

Corliss noted that it seemed like the deed in no way matched the plan. Corliss noted that a letter was received from the David Mann today which stated that despite what the deed says the lots are what Stone was selling. Jeremy Youst noted that there were a series of descriptions and they were not totally accurate until the surveyor was hired. Corliss noted that the Planning Board does have the Selectboards approval to unmerge. It was noted that prior to the email from Mann, Corliss did some research on the land. Peach noted that the email was not appropriate and that it seems that the responsibility of the planning board in this application may be confused. Corliss noted that it is important for this board to capture the understanding of the application assuming it is approved. Parisi noted that it was his understanding from the letter received from the Town Attorney that this establishes the new baseline. Brodbine noted that the previous meeting was continued due only to two inconsistencies on the plan. The spelling of the road and the missing lot number were the only issues.

Parisi noted that Stones Mill Road has been corrected and the plan does indicate lots H5 and H6.

Koopmann noted that he used to think that surveying was an absolute science, but it appears it is an art and there is some interpretation. Koopmann noted that the board would be accepting Mann's plans absolutely, but because of the size of the discrepancy, does the board want to have another professional opinion? McKeon noted that there is no need for another professional opinion. Corliss noted that without the letter from David Mann he would have been more concerned, but with that letter the board should be able to rely on his information. Koopmann noted that it is the boards responsibility and he believes the board should make sure that whatever plan is presented reflects the deed. Corliss noted that a new deed will be done using this plan and that will reflect the correct boundaries. Parisi noted that this was a noticed public hearing and with the surveyors note and the lawyers opinion he believes everything should be set.

Joe Parisi moves that the application for boundary line adjustment for Jeremy Youst and Helaine Iris for property located at Stones Mill Road (Map 20, Lot H5 & H6) be approved. The motion was seconded by Davis Peach.

Discussion:

James Corliss noted that there is some statutory language that is required to be part of the deed, that is not part of the current deed. Corliss noted that the lots are changing and the State of New Hampshire requires certain language to be filed with the Registry of Deeds so people buying the property are aware. McKeon noted it is a little different because the BOS unmerged the lots so they are both lots of record. McKeon noted that he does not believe that any new regulations are put on these lots because they are lots of record before zoning.

Davis Peach withdraws his second to the motion

Joe Parisi withdraws the motion.

Joe Parisi moves to conditionally approve the Boundary Line Application for Jeremy Youst and Helaine Iris for property located on Stones Mill Road (Map 20, Lot H5 and H6) with the following condition that a note be added to the plan to satisfy the State requirement for Class VI roads. The motion was seconded by Richard Aldrich and passed unanimously.

Joe Parisi moves to allow Corliss to sign the plans once the changes are made. The motion was seconded by Richard Aldrich and passed unanimously.

Items for Discussion

Charlie Donahue email

McKeon noted that he tried to recall the meeting that Mr. Donahue was referring to, but nothing stuck out in his memory. Corliss noted that the board went through the conditions of approval making sure that each one was done. Corliss noted that nothing was changed. McKeon noted that Mr. Donahue's email seemed to be a statement and did not seem to ask for anything. Parisi noted that there was not much detail in the email and noted that based on the email, the Planning Board does not need to respond. Peach noted that the board should inquire as to what Mr. Donahue would like from the board. Corliss will email Donahue for clarification on what the email was in reference to and clarify his point.

Davis Peach moves to respond to Mr. Donahue's correspondence with an email. The motion was seconded by Brodbine and passed unanimously.

Review for completeness – BLA Hadlock

Board reviewed the application for completeness noting the following:

It was noted that Davis is an abutter on this application

10ths of acres not 100's – All lots should be to the nearest 100th of an acre.

Joe Parisi moves to schedule the public hearing for July 2, 2018. The motion was seconded by Davis Peach and passes unanimously.

Public Viewing of Documents

Tabled to next meeting

Items for Information

Other Business

Items for signature

May 21, 2018 Minutes

Adjournment

Joe Parisi moves to adjourn at 7:57. The motion was seconded by Richard Aldrich and passed unanimously.

The next meeting will be held in the Town Offices at 7:30 PM July 2, 2018

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:

James Corliss, Chair

Date