

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, March 2, 2020

Present: Joe Parisi, John Koopmann, Roland Vollbehr, James Corliss, Joe Brodbine, Norm VanCor (Selectmens rep in place of Jon McKeon) and John Pieper (at 7:11)

Call to Order

James Corliss called the meeting to order at 7:01 PM.

Seat Alternates

John Piper was seated in the open board seat

Review of the Minutes

February 24, 2020

Joe Brodbine moved to approve the minutes from the February 24, 2020 meeting as amended. The motion was seconded by Roland Vollbehr and passed by majority of the board with one abstention. (abstain: Parisi)

Appointments

Items for Discussion

Septic

It was noted that the Selectboard is proposing a Septic Ordinance in the Lake Spofford District and have asked the Planning Board to review and comment on the draft Health Regulation. The Selectboard will be reviewing the draft and going over any comments at the March 4, 2020 meeting. Brodbine noted that it looks like that if you have a system in place that does not have an approval on file, you will be required to pay \$100.00 every 4 years and get it inspected, but if you have a system put in an approved, you never have to have it looked at again. Corliss noted that if it is not inspected, then the quality is unknown and will need to be inspected every 4 years. Brodbine noted that it seems unequal. Corliss noted it should encourage people to have an improved system in the Lake District. Brodbine noted that it seems unequal that a newer system never has to be looked at. VanCor noted that 3 years is a good interval to have the system pumped. Brodbine asked about an existing system that would not be allowed to be installed today, and how that would be handled due to size of lot. Corliss noted that an approval can always be received and a holding tank can be approved. Parisi asked what needed to be done to make sure that buyers are aware of this regulation and that they will have to pay for a new system. VanCor noted he had the same question. Corliss noted that a septic site survey is required upon sale. Parisi noted that the wording on the 4 year verification is not clear. It was noted that this regulation is limited to sale, which means the same rules will not apply if a transfer happens that is not a sale. Corliss noted that it was done intentionally as when a sale happens money transfers hands, but in the case of an inheritance, the

money may not be readily available for this type of expense. VanCor asked if Steve Dumont had seen the regulations as he is the Health Officer in Town. Corliss noted he did not recall if Dumont had been provided a copy. VanCor noted that he would like Dumont to have a chance to read it over and provide input as it will impact his responsibilities. Lachenal will email to Dumont and inform him of the meeting on the 4th and invite him to be present. It was noted that this will be managed with a data base attached to property cards. Corliss noted it will affect roughly 400 properties. VanCor noted that in the violation and penalties section, it states "immediately" and that should be defined as not everyone has the same interpretation of immediate. Pieper noted that it should also be more specific about what action shall be taken. Koopmann noted that the section on background is not needed in the regulation. Corliss noted that the public speaks out frequently looking for more information on proposed regulations and this is to inform people as to the intent. Koopmann noted that in the first sentence, "prevent nuisances" should be removed. Koopmann noted that in number 4, what starts the clock is not clear. Parisi noted that this proposed regulation is public hearing material as it could be a multi-thousand dollar expense and there should be a lot of transparency. It was noted that because the Board of Selectmen has the authority to make this regulation, it is easily modified in the event it needs to be modified.

A poll of the board indicates the Planning Board is in favor of the Board of Selectmen pursuing a regulation pertaining to Waste Water Regulations in the Spofford Lake District.

Steep Slopes

Corliss note that he wanted this on the agenda because at the last public hearing there were questions that were difficult to answer and therefore the proposed regulation was tabled. Corliss noted that the board should start sooner this year to get it ready for Town Meeting next year. It was noted that a sub-committee could be formed and attempt to address some of the issues brought up in the public hearings. Koopmann noted that it would be good to have a new draft for the summer meeting. Parisi noted that including people that are not on the board and were concerned about the wording of the previous draft on the sub-committee could be helpful.

Joe Parisi will head the subcommittee and Koopmann will help.

Signs

Pieper noted that he is prepared to revise what was put forth before and work with the board for next year.

Items for Information

It was noted that the proposed Camping Unit ordinance that is on the ballot this Month has gotten some discussion. Corliss noted that the proposed regulation will be discussed at the candidates forum and the moderator has invited Corliss to come and explain the intent of the regulation. Corliss noted that he plans on attending as James, not as the Chairman of the Planning Board, unless the Board would like him to explain the position of the board.

John Piper moved to give James Corliss the authority to represent the Planning Board at the Meet the Candidates forum on March 7, 2020 at the Town Hall to discuss the proposed zoning regulation. The motion was seconded by Joe Parisi and passed unanimously.

Planning Board March 2, 2020

Parisi noted that the Zoning Board approved a special exception to allow a machine shop to be located on Coachman Road. Parisi noted that a major site plan will be coming before the Planning Board for the project.

VanCor noted that he will be at a class put on by EJP in Keene tomorrow on septic systems. Koopmann noted that if he gets a chance, he should ask for some input on steep slopes.

Jeff Scott noted that a major landowner like Tom Woodmann would be a good person to ask to be on the sub-committee on the steep slopes ordinances.

Other Business

Items for signature

February 3, 2020

Adjournment

Joe Parisi moved to adjourn at 8:53 P.M. The motion was seconded by John Koopmann and passed unanimously.

The next meeting will be held in the Town Offices at 7:00 PM March 16, 2020.

Respectfully Submitted by:

Patricia Lachenal
Planning Board Secretary

Approved by:



James Corliss, Chair

24 APR 20

Date