



PLANNING BOARD
TELEPHONE (603) 363-4624



TOWN OF CHESTERFIELD, NH
PLANNING BOARD
MAY 18, 2020

NOTICE OF DECISION

Pine Grove Springs Country Club, Inc – Application for a Major Subdivision for property located at NH Route 9A (Map 5K B8 and Map 5N B9.1) consisting of approximately 93 acres in the Residential zone has been **CONDITIONALLY APPROVED** by majority decision of the Planning Board, with final approval contingent on the following conditions:

- That the Applicant shall obtain a NH DES Subdivision approval for proposed lots 5K-B-8-1, 5K-B-8-2, 5K-B-8-3, 5K-B-8-4 and 5N-B-9-2 and shall obtain a NH DOT driveway permit for each individual and common driveway that takes its access from NH Route 9A as a condition precedent the final approval and recording of the plan.
- That as condition precedent to the final approval and recording of the plan, the applicant shall provide to the Planning Board a certificate from a NH licensed land surveyor stating that all boundary monuments specified on the plan as “to be set” were installed as shown on the plan.
- That a NH DES Shoreland permit shall be obtained and a copy shall be supplied to the Planning Board and the building inspector prior the commencement of any work on lot 5K-B-8-1 and prior to the issuance of a building permit on that lot.
- That the Town’s legal counsel shall review and approve all legal documents to be recorded at the registry of deeds in conjunction with recording of the subdivision plan (e.g., Stormwater Management Easements and Covenants document).
- That each deed to a prospective owner of these subdivision lots shall reference the Stormwater Management Easements and Covenants document recorded in conjunction with the approval of the plan.
- As a condition subsequent to final approval, the development of each lot shall be performed consistent with the stormwater management plans established for each lot on subdivision plan sheet 4. Prior to the issuance of a building permit for a lot, the lot owner/applicant shall submit a drawing to the building inspector which illustrates the intent to construct the stormwater management improvements shown on sheet 4 and as detailed elsewhere in the plans for that lot. The drawing shall demonstrate the amount of impervious surface lot coverage and lot disturbance situated upslope of the stormwater management improvements, and that such impervious surface lot coverage and lot disturbance are less than or equal to those area values specified on sheet 4 of the subdivision plan. If the owner/applicant is able to demonstrate that these stormwater management outcomes will be achieved by implementation of the

proposed development lot plan, the building inspector may conclude that the proposed development of the lot satisfied this condition (subject to proper installation).

- As a condition subsequent to final approval, to be included in the Covenants document, should a future lot owner or applicant seek to modify the stormwater management plan, or to propose improvements that would have additional impervious surface or disturbed land surface on the lot, such a modification shall require the review and approval of the Planning Board prior to the issuance of a building permit for such lot, and prior to any land disturbance inconsistent with the approved plan for that lot.
- That as condition precedent to the final approval and recording of the plan, add a note on the subdivision plan indicating that all portions of lots North of Chanel Road are entirely within setbacks.
- That as condition precedent to the final approval and recording of the plan, the applicant shall provide to the Planning Board a certificate from a NH licensed land surveyor stating that all boundary monuments installed identifying the wetlands extent limits shown on the subdivision plan South of Chanel Road were installed. The delineation of the Wetlands boundaries to be identified by monuments, either concrete or granite at 50' intervals and at change in direction of more than 10 degrees.
- That as condition precedent to the final approval and recording of the plan, update sheet 5 Rain Garden Invert Information column E removed and no pipe below rain gardens.
- That as condition precedent to the final approval and recording of the plan, add a note on the subdivision plan indicating that Channel Road's full width of 41.25', inclusive of right of way, is town property and may not be disturbed, including tree removal without town permission.
- As a condition subsequent to final approval, a note on the plan requiring the land owners to replace the culverts at their expense under Chanel Road with Town permission should they fail.


James Corliss

Chairman
Planning Board

Date: 19MAY2020

NOTE: Any person aggrieved by any decision of the Planning Board concerning a plat or subdivision may present to the Superior Court a petition, duly verified, setting forth that such decision is illegal or unreasonable in whole or in part and specifying the grounds upon which the same is claimed to be illegal or unreasonable. Such petition shall be presented to the court within thirty (30) days after the date upon which the board voted to approve or disapprove the application.

See RSA Chapter 677:15 for more details