

TOWN OF CHESTERFIELD, NH
PLANNING BOARD
Monday, July 6, 2020

Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically. Please note that there is no physical location to observe and listen contemporaneously to the meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, this is to confirm that we are:

a) Providing public access to the meeting by telephone, with additional access possibilities by video or other electronic means;

We are utilizing the Zoom platform for this electronic meeting. All members of the Board have the ability to communicate contemporaneously during this meeting through the Zoom platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting through dialing the following phone # 1-929-205-6009 and password 843 4892 3847 or by going to the following website address:

<https://us02web.zoom.us/j/84348923847> Meeting ID: 84348923847

b) Providing public notice of the necessary information for accessing the meeting;

We previously gave notice to the public of how to access the meeting using Zoom, and instructions are provided on the Town of Chesterfield website at: <https://chesterfield.nh.gov/>.

c) Providing a mechanism for the public to alert the public body during the meeting if there are problems with access; If anybody has a problem, please call 603-499-6534 or email at: tricia.lachenal@nhchesterfield.com.

d) Adjourning the meeting if the public is unable to access the meeting.

In the event the public is unable to access the meeting, we will adjourn the meeting and have it rescheduled at that time.

Please note that all votes that are taken during this meeting shall be done by Roll Call vote.

Present: Jon McKeon, James Corliss, John Koopmann, Joe Parisi (7:27), Joe Brodbine and Jeanny Aldrich

Call to Order

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

Seat Alternates

Review of the Minutes

June 15, 2020

John Koopmann moved to approve the minutes from the June 15, 2020 meeting as amended. The motion was seconded by Jon McKeon and passed unanimously by roll call vote.

Appointments

Items for Discussion

J&B Construction/Randy Lazarous – Accessory Dwelling Unit – 777 Route 63

Jason Harlow was present for the applicant. Harlow noted that the architect has updated the plans. Harlow noted that they eliminated the storage area and opened it up to the bedroom below. Harlow noted that it now fits into the ADU guidelines. Corliss noted that they are now under 800 feet and asked what the percentage is now. Harlow noted that its 782 would be 1/3 and they are 1 square foot under where they need to be.

Brodbine noted that he looked at the plan and the square footage and cannot come up with the same numbers as the plan. Brodbine noted that the main floor is 24X26 which is 672. The front page notes that it is 618. Brodbine noted that the plans do not show dimensions. Brodbine noted that his numbers are higher than the ones on the plan. McKeon noted that it should be 30%, not 33%.

Brodbine noted that if you use their numbers, it works, but the numbers do not add up. Corliss noted that there is no revision date on the plan. McKeon noted that the interior dimensions are 632.5. Harlow noted that the architect did the numbers and he relies on him. Harlow noted that he will contact the architect and come back to the meeting. Corliss noted the board will move on with the agenda and come back to him when he gets back.

Brodbine noted that the board also needs to see the dimensions on the second floor. Harlow noted that they are on the original plans. McKeon noted he has those and will look for them.

Harlow noted that it appears the 618 is wrong and 672 is the square footage.

Harlow will call the architect and come back to the meeting.

Jason Harlow returned to the meeting and the board came back to him at 8:11 PM.

Harlow noted that he emailed a revised plan to Lachenal eliminating the whole space above the bedroom. Lachenal noted she forwarded that along to the board. The board reviewed the new plans. Harlow noted that the new total is 674. Harlow noted that the loft is down to 65 and this now meets the square footage requirement. Parisi asked if anyone had done the math to make sure it is below the 30% requirement. Brodbine noted it is 28%. Corliss noted that the property card indicates 1860 square feet and add 737 for a total of 2597 which is 28.379%.

It was noted that there were no revision dates on the drawing. Corliss noted that he could check the drawing before the next meeting if this was approved. Harlow will send Lachenal a copy of the drawing with a revision date and she will forward to Corliss. Aldrich noted she would like the 28% figure on the drawing as well. Harlow will have that added.

Jon McKeon moved to approve the ADU as presented (ADU addition Lazarus_Schematic Design DRB 06JUL2020.PDF) as presented and authorizing James Corliss to check the plan for a revision date. The motion was seconded by Joe Parisi and passed unanimously by roll call vote.

Lachenal noted that the Board will need a hard copy delivered to the office. Harlow will provide Lachenal with a hard copy of the plans.

Conceptual consultation – Copper Cannon Distillery– Signs

Conceptual consultations are non-binding on either party, and no minutes are taken.

ADU regulations update draft

Corliss noted that he read 207 again as it was not clear the board understood the regulation with the last applicant. Corliss noted that he wanted to go over again so we are not debating when we have an application.

An email was sent with the following draft for discussion:

Existing

207.2 3 d. An accessory dwelling unit shall have an area of no less than 300 square feet and no greater than 800 square feet measured by the outside dimension of the exterior wall or the interior dimension of a common wall. An attached accessory dwelling unit shall occupy no more than 30% of the total heated, above grade floor area of the total dwelling unit, including the accessory dwelling unit.

Proposed

207.2 3 d. An accessory dwelling unit shall have a total area of no less than 300 square feet and no greater than 800 square feet measured by the outside dimension of the exterior wall or the interior dimension of a common wall for each floor of the ADU that contains living space. An attached accessory dwelling unit shall occupy no more than 30% of the total heated area of all above grade floors of the total dwelling unit, including the accessory dwelling unit.

This will insure all levels of living space in an ADU are clearly captured in the living space calculation for the 300-800 sq ft. limit.

For the 30%, only the above grade living space is used for the calculation as this is part to keep the ADU smaller than the main dwelling.

Brodbine noted that it should not state “outside dimension of the exterior wall or interior deimension...” but should be “and”. Brodbine stated that one wall has to be interior and therefore it is not an “or” situation.

McKeon asked why it states above ground floor as living space is living space. After board discussion the draft was modified to state:

207.2 3 d. An accessory dwelling unit shall have a total area of no less than 300 square feet and no greater than 800 square feet of floor space measured by the outside dimension of the exterior wall and the interior dimension of common walls including all floors of the ADU that contains living space. An attached accessory dwelling unit shall occupy no more than 30% of the total heated area of all floors of the total dwelling unit, including the accessory dwelling unit.

McKeon noted that item G states that “adequate parking is required”. McKeon asked what is adequate parking is it one spot per bedroom or bathroom? McKeon noted the board should define adequate. Aldrich noted that zoning requires 2 spaces per unit or one if elderly. Aldrich noted the board should stick with that requirement.

The final wording on 207.2 3g is:

207.2 3 g. Adequate off-street parking shall be provided. At least 1 additional parking spot for each ADU bedroom added.

Jon McKeon moved to hold a public hearing on the proposed amendment to Zoning Regulations 207.2 3b and 207.2 3g on July 20, 2020 at 7:30 PM. The motion was seconded by Joe Brodbine and passed unanimously by roll call vote.

Items for Information

Lachenal noted that Zoom will be forcing a requirement for a waiting room or a password for future meetings and wanted the board to decide. The board would prefer passwords.

Other Business

Koopmann noted that the board has attendance requirements and he is concerned about members missing meetings. Koopmann noted that he believes something should be done as it has been done in the past. Corliss noted that the last time he did anything was a long time ago. Aldrich noted that with COVID, there has been no interest with people joining boards. Parisi noted that Pieper may be an option as maybe one of the reasons he left the board was due to members not showing up. Parisi suggested reaching out to him. It was noted that the rules of procedure state you cannot have 3 consecutive unexcused absences. Parisi noted that the Board of Selectmen should reach out to the member and see if he is interested in staying on as a full member of the Planning Board and if not, maybe becoming an alternate. Aldrich will bring this up to the Board of Selectmen. Lachenal will provide Aldrich with the members number of missed meetings.

Koopmann noted that the last page of the Zoning Regulations contains Appendix B (Comprehensive Shoreland Protection Act, RSA 483-B) and it should be removed or updated. McKeon noted it should be removed. McKeon noted that there are regulations tied to this Appendix that would need to be updated to the latest up to date information. McKeon noted that the wording could be changed to current Shoreland Protection Act. It was noted that there are a few places in Zoning that would need to be updated.

James Corliss moved to hold a public hearing July 20, 2020 at 7:30PM on the proposed amendment removing appendix B from The Chesterfield Zoning Regulations and amending all regulations that reference Appendix B to reference the Comprehensive Shoreland Protection Act, RSA 483-B.. The motion was seconded by Jeanny Aldrich and passed unanimously by roll call vote.

Parisi noted that at a previous meeting there was discussion regarding the expiration of an order that allows us to continue to meet via Zoom. Aldrich noted that the order was extended another 21 days. Aldrich noted that NHMA seems to believe that this avenue will continue to be available for awhile.

Lachenal noted that she has received a request for public hearing on a scenic road from Eversource that will be on the next agenda.

Koopmann noted that he was listening to the Conservation Commission meeting the other night and they were discussing the Cersosimo Gravel Pit. Koopmann noted he was not clear on what they were talking about, and was not afforded the opportunity to speak at the meeting. Koopmann asked if the Planning Board was supposed to have that information before them. Aldrich noted that she

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has reached out to Ratigan and they are getting their old files to go over the last information on Cersosimo.

McKeon noted that part of the agreement with them previously was they would come back in front of the Planning Board and the Selectboard would also be able to see the AOT permits. Aldrich noted she will check into this more. Corliss noted that he will send a note.

Items for signature

June 6, 2020 Minutes

Adjournment

Joe Parisi moved to adjourn at 8:50 P.M. The motion was seconded by Mckeon and passed unanimously by roll call vote.

The next meeting will be held virtually at 7:00 PM July 20, 2020, please see the Town Website calendar (<https://chesterfield.nh.gov/events/>) for the meeting ID.

Respectfully Submitted by:

Patricia Lachenal
Planning Board Secretary

Approved by:



James Corliss, Chair

20JUL2020

Date