

TOWN OF CHESTERFIELD, NH
PLANNING BOARD
Monday, October 19, 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, Meeting ID 869 9521 2984 and passcode 514961

<https://us02web.zoom.us/j/86995212984>

Meeting ID: 869 9521 2984
Passcode: 514961

- 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: Roland Vollbehr, James Corliss, Jon McKeon, John Koopmann, Jeanny Aldrich, Joe Parisi. and Joe Brodbine (7:25)

Call to Order

James Corliss called the meeting to order at 7:00 PM.

Seat Alternates

Review of the Minutes

October 5, 2020

Joe Parisi moved to approve the minutes from the October 5, 2020 meeting as amended. The motion was seconded by Roland Vollbehr and passed unanimously by roll call vote.

Appointments

Robert Cassin/Lisa Ricci – Application for a Minor Subdivision for property located at Farr Road (Map 13, Lot A4) consisting of approximately 30.91 in the Residential Zone

Corliss noted that he was reviewing for completeness. The board reviewed previous notes.

Jon Mckeon moved the plan complete enough for review. The motion was seconded by Jeanny Aldrich and passed unanimously by roll call vote.

Russ Huntly was present for the applicant. Huntley noted that the proposal is for a 2 lot subdivision and both lots meet Chesterfield Zoning Requirements. Huntley noted that he addressed the items that were noticed in the last meeting. Huntley noted that he was unsure what the requirements were for monuments and therefore added the ones he believe are needed on the plan and did submit a waiver request for each angle point. Huntley noted that he added monuments on the intersection and the original property line that was unmarked. Huntley noted that at the previous meeting there was a comment about the configuration of the lots. Huntley stated that the owners have a buyer for the property and together they went over the lines and tried to follow natural features of the property while allowing each party to retain the portions of the land they would like to own. It was noted that the 62.8 foot dimension on the plan was there to show the narrowest part of the property and display that there is enough room for a driveway without interfering with the setbacks. McKeon noted that even with the explanation by Huntley, the configuration of the lots is gerrymandering and noted that he believes that it goes against what the Town has for planning practices. McKeon noted that the board is being asked to approve this so that the owner can maximize the sale price of the property. Huntley noted that it was a negotiation between the owner and proposed buyer about who wanted what part of the property and this was the final version of many different lines and this follows the natural contours of the property. Corliss noted that the regulation that is being discussed is 602, noting that he would argue that they are not gerrymandered to obtain frontage space or lot area. It was noted that board members have not visited the property. Aldrich noted that she agreed with McKeon that property does not fit with a normal minor subdivision and the board should also take into consideration the Master Plan. Parisi noted that the language in the regulation is “preferred” meaning it is not required. Corliss noted that if the board decided not to follow the regulation, it should be stated why that decision was made. Vollbehr noted that considering the lay of the land it makes sense to him.

Corliss read the waiver requests:

We are requesting waivers from the following planning board items:

Article VI. §700.5 Monuments We request that a monument be placed only at the new and unmarked property corner intersections with the road right of way line (2 granite bounds). The road right of way is marked by a stone wall and the bearings and distances shown along the roadway are intended to geometrically identify points on the stone wall to form a closed lot figure. The wall itself has innumerable angle points and no actual curvilinear features, and marks the right of way more permanently than single bounds. From Minutes of meeting - Shorelands approval The State

has informed me that a Shorelands permit is not required for just a subdivision of land. Development will trigger the need for a shorelands permit. Once the owners of the undeveloped lot decide on a proposed house location and have a plan for a house site, driveway and septic system, if it is within the shoreland zone, then a permit will be triggered.

Joe Parisi moved to accept the waivers as requested by the applicant. The motion was seconded by Rolland Vollbehr and passed unanimously by roll call vote.

Bob Cassin (Owner) noted that the property is laid out this way not as a financial gain, but to be sold to a family with shared interests. Cassin noted that the plan follows the contours and allows the current owners and the new owners to each have the parts of the property that they are able to utilize. Cassin noted that he was under the impression that straight lines were preferred, not required and this is the setup that is the best possible layout of the property. Cassin noted that the wooded area does not lend the ability to have straight lines. Cassin noted that this proposal is a way for two families to enjoy. Cassin noted there is no intent to further subdivide the property. Corliss asked if they would be willing to add a note to the plan indicating that no further subdivision will be done on this property. Cassin noted he would be willing to add that note.

McKeon noted that he understands the owners explanation, but with allowing gerrymandering, it goes against what the Planning Board should be doing. McKeon noted that adding that (the restriction of no further subdivisions) to the plan does not guarantee it will not be done in the future. Huntley noted that the regulation that is being discussed is regarding lots that are under 3 acres in size and they are talking about making hammerheads with just enough space for frontage because they cannot otherwise meet the regulation. Huntley noted that he likes straight lines, but the property owners do not desire that and the land as proposed is divided by farm areas. Huntly noted that straight lines that go across the contours and do not pay attention to what the property looks like is a poor plan. Corliss noted that the 3 acres applies to the lot configuration in the beginning, but the regulation goes on to say that property should not be gerrymandered. Aldrich noted that she identifies with the lot owner and what they are stating, but the board is trying to adhere to regulations that state that the lots should not be grossly irregular. Aldrich noted that she is weighing that with the owners ability to subdivide their land as they see fit, but the land development regulations state this to prevent all lots from being irregular and causing difficulty for the Town to keep track of. Aldrich noted that if the board approved this one, it would be hard to back out of other situations in the future. Brodbine noted that the left side of the proposal makes sense as it does follow the tree line, but the right side has the portion squeezed in for the driveway and that side makes him uncomfortable.

The board would like to walk the property. It was decided that board members will not do so in a quorum. Cassin will make himself available to walk the property with board members. Members will contact Lachenal for contact information to the owner if they would like to walk the property.

Jon McKeon moved to continue Robert Cassin/Lisa Ricci minor subdivision Public Hearing to November 2, 2020 at 7:30 PM virtually. The motion was seconded by Roland Vollbehr and passed unanimously by roll call vote.

An abutter asked if there were building to be put on the property and if yes, if water tests were allowed to be done. Corliss noted that the public hearing was continued. Corliss noted that the plans presented do not have any type of construction proposed.

Adam Lempel – Application for a Minor Subdivision for property located at Split Oak Circle (Map 4, Lot A1) consisting of approximately 4.83 in the Residential Zone.

Corliss noted that there are some of the same notes on this plan as the previous one.

Jon McKeon moved the application is complete enough for review. The motion was seconded by Jeanny Aldrich and passed by majority roll call vote. (No: Parisi)

It was noted that there was a waiver request for items that were missing. The waiver request received is as follows:

We are requesting a waiver from the following planning board item: Article VI. §700.5 Monuments
We request a waiver for placing a monument at the angle point near the center of the driveway on proposed parcel 4A-A001 with the existing house. The monument would be constantly subject to disturbance from traffic and winter snow plowing and could potentially cause damage to a snow plow.

Huntley noted that the proposal is a 2-lot subdivision and both lots meet the frontage and area requirements. Huntley noted there is a developed area in the front and there will be a house lot in the back if this is approved.

Joe Brodbine moved to grant the waiver as requested. The motion was seconded by Roland Vollbehr and passed unanimously by roll call vote.

There were no comments/questions from the public.

Joe Brodbine moved to approve the minor subdivision application for Adam Lempel at Split Oak Circle (Map 4, Lot A1) as presented. The motion was seconded by Jeanny Aldrich and passed unanimously by roll call vote.

Items for Discussion

Review for Completeness – Ben Wyatt – Subdivision Crowningshield Road

No information was received from Wyatt.

Planning Board budget

The board reviewed last year's budget and this year spent to date numbers.

It was noted that the office had filled in the 2021 number for Secretary Salary at \$11,768.00.

This includes 3 hours per week additional for record history maintenance. Koopmann noted that this should come out of the Town Clerks budget as it is the job of the Town Clerk to keep the records.

Aldrich noted that is at the discretion of the Board of Selectmen and they would like to keep it separated at this time and are looking into a warrant article to get all the records digitalized.

Aldrich noted that the Board of Selectmen would like for all the Chairs to be present and ready to explain the budgets. Aldrich noted if the board has any questions, they can ask in a meeting or email her.

The board reviewed the budget and noted that supplies and advertising were not sufficient amounts according to historical numbers. It was noted that the advertising is used for the required ads in the paper for public hearings and that the supply line would have to be looked at to know why it is at a higher number.

The board decided on the following proposed budget:

PB Secretary Salary	\$11,768.00
Technical Assistance	\$3,000.00
Services	\$150.00
Printing	\$100.00
Meetings & Conferences	\$1,000.00
Office Supplies	\$1500.00
Advertising	\$1800.00
Secretary Expense	\$100.00
Postage	\$1000.00
Total	\$20,418.00

Roland Vollbehr moved to accept the proposed budget as discussed totaling \$20,418.00. The motion was seconded by John Koopmann and passed unanimously by roll call vote.

Parisi noted that the title of the document is misleading. McKeon noted that it is a report generated by Quickbooks and it a predetermined title.

Items for Information

Corliss noted that the Planning Board previously asked him to send a letter to the Board of Selectmen regarding 9A, LLC. Corliss noted that his letter was sent. Lachenal noted she has not seen the letter. Corliss stated he emailed it to Lachenal, but will forward again to her. Lachenal will send the letter along to the board members and to the Town Administrator to put on the agenda for the Board of Selectmen.

Corliss noted that the wastewater ordinance hearing will be held on October 28, 2020 at 7PM and encouraged all to attend.

Other Business

Items for signature

Adjournment

Jon McKeon moved to adjourn at 8:40 P.M. The motion was seconded by Jeanny Aldrich and passed unanimously by roll call vote.

The next meeting will be held virtually at 7:00 PM November 2, 2020, please see the Town Website calendar (<https://chesterfield.nh.gov/events/>) for the meeting ID.

Respectfully Submitted by:
Patricia Lachenal

Planning Board October 19, 2020

Planning Board Secretary

Approved by:



James Corliss, Chair

3NOV2020

Date