

TOWN OF CHESTERFIELD, NH
PLANNING BOARD
Monday, December 7, 2020
Public meeting convenes at 7:00 p.m.
Appointments scheduled to begin at 7:30 p.m.

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, 1-312-626-6799 or 1-301-715-8592 Meeting ID 893 9601 3023 and passcode 824048, or the following website:

<https://us02web.zoom.us/j/89396013023>

Meeting ID: 893 9601 3023
Passcode: 824048

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.

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Present: James Corliss, Jon McKeon, John Koopmann, Joe Parisi, Roland Vollbehr and Joe Brodbine.

Call to Order

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

Seat Alternates
Review of the Minutes

November 16, 2020

The meeting minutes from November 16, 2020 were tabled to the next meeting.

Appointments (7:30)

Wyatt Ventures LLC – Continuation of an application for a Minor Subdivision for property located at Crowningshield Road (Map 24, Lot D8) consisting of approximately 131.1 acres in the Rural/Agricultural Zone.

Ben Wyatt, the applicant was present.

Wyatt noted that he provided Lachenal with updated information. Wyatt noted that the board previously asked for test/perk pits on the three lots. Wyatt noted he hired Bell Engineering to perform the test pits and they are shown on the new survey map that was submitted. Wyatt noted that they passed all the required specifications. Wyatt noted that the board also requested the easement location and driveway locations, both have been added to the plans. Wyatt noted that the easement location is on the plan as stated in the deed as the driveway has not been constructed to date. Wyatt stated to his knowledge, that is the only easement on the property. Wyatt noted that driveway permits have been provided from the NH DOT for the lots with frontage on Route 63. Wyatt noted that he believes he has provided all the information requested by the board at the last meeting.

Board:

Parisi noted that the language on the driveway permit from the State is a bit confusing (Page 2, bullet 1) as it talks about letting two driveways go in because of grandfathering and refer to the lot as one lot. Parisi noted that this language is inconsistent with what is being proposed and asked if there is any significance to that. Wyatt noted that he is not an expert on driveway permits, but noted that they do talk about this project as being a subdivision so they are aware that the lot will be subdivided. Corliss noted that he would assume that the State is referring to the existing land which is one lot. Brodbine noted that the driveway permits are only good for one year. Brodbine noted that because this is only a subdivision application and nothing is being built currently, should there be a conditional approval requiring the driveways to be built. Corliss noted that from his point of view, the driveway permits show the State is willing to grant driveways for these lots and if they expire, a new one will have to be obtained prior to construction. McKeon noted that if the application is approved, the board is approving what is in front of them and part of that is proof that the State is willing to grant driveways to the lots and therefore the board is all set. Parisi asked if a note should be added to the plan stating that the driveway permits are only good for one year from sign off. Vollbehr noted that a new soil map was sent out and it would have been nice to have the subdivision map overlay that to make sense of the soils map. Wyatt noted that the most recent soil map was prepared by Bell engineering. Wyatt noted that there was a soil map prepared and submitted previously by the surveyor which shows the same thing, without the test pits.

Parisi asked what compromises the total package for this application. Corliss noted that the plan is one page that will go to the registry. Parisi noted that if you go through the checklist, there are other things that are required. Corliss noted that there are other things for the file, that aid the board in making a decision, but they are not required to be signed and sent to the registry. McKeon noted

that the topographical map and other items are used to reach a decision. Corliss noted that there is no construction proposed on this property and there is no need to have other drawings signed because it is just a subdivision application.

The meeting was open to the public:

There were no questions or comments from the public.

Joe Brodbine moved to approve the Minor Subdivision application for Wyatt Ventures, LLC as presented at this meeting. The motion was seconded by Roland Vollbehr and passed unanimously by roll call vote.

J.A. Mulligan Associates/FedEx - Application for Major Site Development for property located at Coachman Road (Map 12, Lot A1.28) consisting of approximately 22 Acres in the Commercial/Industrial Zone. This is a public hearing and may result in approval or denial of the application.

Rob Hitchcock was present for the applicant. Hitchcock noted (Looking at Sheet C-1) the parking lot on the left was approved previously and construction recently finished. Hitchcock noted to the far left is Coachman Road and over toward the building you will see the existing parking and in the corners of the parking lot, there are blocks labeled A, B, C and D. Hitchcock noted that the blocks are where the modifications are proposed for this application. Hitchcock stated that they would like to fill in the corners so that the number of trailer and van spaces can be increased.

McKeon asked if the board has found this application complete enough for review. It was noted the board had not previously voted on this yet.

Jon McKeon moved the application is complete enough for review. The motion was seconded by John Koopmann and passed unanimously by roll call vote.

Hitchcock noted that Detail A is where the employees currently park. Hitchcock stated the employees will park in the lot across the way if this is approved. Hitchcock noted that the area will be restriped, a 10 foot wide grass area will be paved, a fence will be removed to give direct access to the building to avoid them having to exit the lot back onto Coachman way to gain access to the building.

Hitchcock noted that Detail B will provide 5 more van spaces. Hitchcock noted that this area will require a wetland permit and an expedited application has been submitted.

Hitchcock explained that Detail C will add a retaining wall and 7 new spaces.

Hitchcock stated that Detail D will also require a retaining wall and will add about 20 spaces.

Hitchcock noted that between Detail C and D along the eastern edge of the parking lot there is an existing retaining wall and that will continue to both corners. Hitchcock noted that it will all be protected with guardrails and chain link fencing.

Hitchcock stated that there will be new drainage added for Detail D, and the others will tie into the existing drainage. Hitchcock noted that the new parking lot will slope to the South and run to the corners adding to the catch basins and down to the basin below the pavement.

Hitchcock noted that Detail C will go back to the catch basins between Detail C and B. Hitchcock noted that Detail B drains back toward the existing catch basin.

Hitchcock noted that back in April there was a request for increased parking, but it neglected to include any for trucks and that is where this plan is coming into play. It will add a total of about 32 spaces all of different sizes.

Board discussion:

McKeon noted that there are regulations for parking spaces and as long as all the proposed spaces are of that size or larger. Hitchcock noted all the proposed spaces exceed the required minimum size.

The meeting was opened to the public:

There were no comments or questions from the public.

Parisi noted that it would be worthwhile to have details of the proposed retaining walls. Hitchcock noted that the existing wall is Tensar Geogrid and is about 25 feet high. Hitchcock noted that it has been there about 13 years. Hitchcock noted that they plan to continue with the same style.

Hitchcock noted that it is about 10-15 feet tall on the corners and inside toward the pavement is chain link fence and guardrails. Hitchcock stated there is concrete below the legs that the trailers will set and the slope of the new pavement is all from 2-4% grade. Hitchcock noted that the walls will be a stamped design by Steve Tarbox. Parisi noted he would like the detail. McKeon noted he would like sectional view. Hitchcock noted that Pat Rawson Construction built the parking lot this past summer and did a remarkable job.

James Corliss moved to CONDITIONALLY APPROVE the Major Site Development Application for JA Mulligan with the following condition:

Stamped designed drawing for all new retaining walls.

The motion was seconded by Joe Parisi and passed unanimously by roll call vote.

Items for Discussion (7:00)

David Gale/Growers Outlet – Conceptual Consultation – 20 Brook Street

David Gale requested to be removed from the meeting agenda

Steep Slopes

Corliss noted that he would like to get back to talking about steep slopes. Corliss noted that if the board could get a few volunteers to for a subcommittee that would be helpful.

John Koopmann, Jon McKeon, Pam Walton, Val Starbuck and Bob Maibusch are interested in being on the sub-committee. Corliss noted he will attend at least the first meeting.

It was noted that notice of any scheduled meetings will be posted to the Town website. Koopmann noted that there are deadlines for this process so it needs to move along. McKeon noted that he will lay out all the deadlines for everyone. It was noted that there was some interest from logging companies and developers in the past and the sub-committee should get input from those groups. Koopmann noted he spoke with Tom Woodman and Jim Phippard.

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Technical review committee

Corliss noted that this item came up at the conference he attended and he was not sure if Chesterfield is interested in forming something like this. Corliss noted that various people from different boards could get together as individuals to speak with people that are potentially looking to do something in Town and need some guidance. Koopmann asked if this would be sponsored by the Economic Development Committee. Corliss noted that they could serve as a contact point, but it

would be a separate committee. Parisi noted that he would assume that the Board of Selectmen would have input in something like this. Parisi noted that the Selectmen Representative is not here at the meeting, but other members of the BOS are present and asked if one was seated in Aldrich's absence. Fran Shippee noted that Board of Selectmen have decided not to appoint an alternate Selectmen's Representative to the Planning Board at this time. Shippee noted that she does know that the EDC is interested in being part of this committee if it is formed. Koopmann noted that this committee would be assisting anyone with questions, not just businesses, but also residential. McKeon noted that the information from the EDC is not always helpful to the applicant when it ends up before the Planning Board. McKeon noted that they do not seem to understand what the Planning Board does. Parisi noted that the Board of Selectmen should be involved in the forming of a committee like this, even though they may not be involved in the execution.

Items for Information

Right to know training this Wednesday December 9, 2020 from 6-9 put on by the NHMA. It's a teams meeting. The board was given the information to join via email today.

Other Business

Items for signature

PB minutes from 11/16/20

Adjournment

Jon McKeon moved to adjourn at 8:20 P.M. The motion was seconded by Joe Brodbine and passed unanimously by roll call vote.

The next meeting will be held virtually at 7:00 PM December 21, 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

22DEC2020

Date