



PLANNING BOARD
TELEPHONE (603) 363-4624



TOWN OF CHESTERFIELD, NH
PLANNING BOARD
MINUTES

MONDAY, FEBRUARY 6, 2006

Attendance: Davis Peach (Chairman), Wanda McNamara (Selectmen Representative), Stephen Pro, Tom North, Bob Del Sesto, Scott Coulborn, Susan Lawson-Kelleher, and Patricia Blum (Secretary)

Guests: Chet Greenwood (Code Enforcement Officer)

The meeting was called to order by Peach at 7:21 p.m.

1. Minutes – Review of the minutes of January 17, 2006

McNamara motioned to accept the minutes. The motion was seconded by Del Sesto, and Board discussion followed.

The motion at the end of item 2 reads that the petition would go on the ballot *without* the recommendation of the Planning Board. The Board decided that the wording was acceptable as “without recommendation” was the same as “not recommended”. The following amendments were proposed:

- Page 3 - “**Cathy Davidson**” to be amended to read “**Kathy Davidson**”
- Page 4 - under the heading “**Cheryl Meehan**”, in the following paragraph beginning with “Lawson-Kelleher...”, “O/R/S” to be amended to “R/A”
- Page 7 - the motion reading, “Peach motioned to close the public hearing...” was stricken (repetitive)
- Page 8 - under the heading “**Jim Hogancamp**”, the word “cut” was amended to “obtain”

McNamara motioned to accept the minutes as amended. The motion was seconded by Del Sesto, and the motion carried unanimously.

2. Pierre Saba/Riverside Hotel – Continuation of Public Hearing for a Major Site Plan Review of property located on Route 9, Chesterfield (Map 14C, Lot B1) in the Commercial/Industrial zone. Applicant wishes to replace the existing 14-unit hotel with a three story new structure with 36 units. Numerous improvements to site are proposed.

The Planning Board was satisfied with drainage, and with the promise of 100% downcast lighting – which would be specified in the conditions of approval.

David Belanger was in attendance and McNamara clarified the location of his home. At this time, Mr. Belanger voiced further concerns including his desire to retain a river view, as he has spent a lot of money to obtain his current view. He would not like to see a solid fence impeding that view. The Board advised that it is not within the rights of the Planning Board to impose conditions prohibiting obstruction of Mr. Belanger's view. Saba, as the owner of the abutting parcel, had the right at anytime to plat, etc. on his property. The matter of Mr. Belanger's view would be a matter between neighbors. Belanger also expressed concern that the extended driveway and increased traffic would impede his solitude. Both Belanger and Saba agreed that they should be able to work together on these matters.

McNamara motioned to close the Public Hearing. Lawson-Kelleher seconded and the motion carried. Board discussion followed and Del Sesto suggested the following conditions for approval:

- *Condition 1 – All exterior lighting, either freestanding or attached to a building, shall be 100% downcast.*
- *Condition 2 – Some type of energy dissipater shall be located at each roof drain outlet*
- *Condition 3 – Final approval shall be contingent upon State and Local approval of septic system*
 - *The minutes shall reflect that the Planning Board officially requests that the applicant attempt to have mailboxes relocated to a location suitable to the neighbors.*
 - *The minutes shall reflect that the Planning Board officially requests that the applicant put up a “Low Beams Only” sign coming out of the driveway.*

Del Sesto motioned to approve the application with these conditions. McNamara seconded and the motion carried unanimously.

- 3. Town of Chesterfield Planning Board** – This is Public Hearing to amend the Town of Chesterfield Zoning Ordinance. Pending approval, the following article shall be incorporated into Article IV (Section 410), and the Planning Board shall submit the item as a Warrant Article on the ballot at the Town Meeting in March, 2006:

410 JUNKYARDS

The outdoor storage of any of the following are not permitted in any district:

- More than two unregistered automobiles or trucks

The session was opened to the public.

The question was asked if this would include trailers. The answer was no; however, the Board considers the Junkyard Ordinance to be a process that will be continued to be worked on.

Del Sesto motioned to close the Public Hearing. McNamara seconded, and the motion carried.

McNamara motioned to approve and reaffirm to put this item on the Town Meeting ballot as a Warrant Article. Pro seconded the motion. A role-call vote resulted in the following: Peach - Yes, McNamara - Yes, Pro - Yes, North - Yes, Del Sesto - Yes, Coulborn - Yes, Susan Lawson-Kelleher - No. The motion carried by majority vote.

4. **Jessica Roy (J.J.'s Dogs)** – This was a scheduled conceptual consultation. Jessica has been given permission by Chesterfield Tire to park her food service cart/truck at the corner of 19 Brook Street. The utility company has already put in the electric service. The truck will not be parked overnight. Jessica is following up with the Planning Board to find out what she must do to comply with zoning and permit issues. She states that she already services Route 9 and has the necessary State permits for her business; this is a matter of this change or additional use being allowed at this site, and anything else that she may be unaware of at this point.

Roy was not in attendance, so no conceptual consultation was held.

5. **Rob Hitchcock/SVE Assoc** – This is a conceptual consultation for a potential subdivision planned for John Allard of 4 lots on Poocham Road (Map 3 Lot A1) in the R/A zone.

This is a conceptual consultation. Discussion is informal and non-binding.

6. Other

- **Signatures** – Warrant Article submissions
- **Registry Plans with identified errors** – It has been brought to the attention of the Planning Board that review of plats are not catching errors and plans are being recorded at the Registry of Deeds with incorrect information. This is acknowledged to be a serious matter and the Planning Board discussed manners in which they can attempt to avoid such errors in the future. In matters which they feel it may be warranted, the Board may consider hiring outside engineers to review plans prior to final approval and sending mylars to the Registry.
- **Clarkson/Starbuck email** – Correspondence reviewed by the Board. Peach feels that such correspondence should be addressed to the Chair in the future. There is no further response or steps to be taken in regard to this matter.
- **PSNH Letter and Transmission Line Easements Procedures & Survey Requirements** – Reference will be made to Procedure on PB applications (**follow-up item**) and a copy will be made and kept available with applications.
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- Pro requested that **Heading for Home** be added to the February 21st agenda for a conceptual consultation. More information will be provided at a later date.
- McNamara requested that copies of the Public Notices issued for the **PDD** be provided to the Selectmen.

7. Information (*Reviewed by the Planning Board and filed*):

- **Reminder: Spring Planning and Zoning Conference** – Saturday, April 1st in Manchester. *It is highly recommended that all members try to attend.*
- **Land Development in New Hampshire** – Thursday, March 30th in Manchester. *Also recommended that members try to attend.*
- **The Source** – Newsletter of the NHDES Drinking Water Source Protection Program
- **Town & City** – January 2006 edition available for review
- **Comprehensive Environmental Incorporated** – Request consideration for future RFPs
- **River Byway News** – Winter 2006 Edition

8. Adjournment

McNamara motioned to adjourn. Pro seconded and the motion carried unanimously. Meeting adjourned at 9:27 p.m.

Respectfully Submitted,
Patricia L. Blum

Secretary

Approved:

Davis Peach, Chairman

Date: _____