

TOWN OF CHESTERFIELD, NH
PLANNING BOARD
MINUTES

MONDAY, MAY 15, 2006

Members present: Davis Peach (Board Chair), Bob Del Sesto (Vice-Chair), Jon McKeon (Select Board Representative), Valerie Starbuck, Tom North, Stephen Pro, and Padi Blum (secretary).

The meeting was called to order by Davis Peach at 7:33 p.m.

1. Minutes – Review of the minutes of May 1, 2006

Starbuck moved to accept the minutes with the following amendments: page 1, item #2, in the first italicized paragraph, the word “or” was changed to “of”, and in the second italicized paragraph, it was noted that Starbuck seconded Pro’s original motion (for the purposes of discussion) prior to the amended motion. Pro seconded the motion to accept the amended minutes, and the motion passed unanimously.

- 2. Verizon Wireless** – This is a continuation of a Public Hearing for acceptance of an application for a Conditional Use Permit and Minor Development to allow the addition of 12 panel antennas to an existing telecommunications tower located off Welcome Hill Road in Chesterfield, NH (the “Tower”) along with an outbuilding containing an HVAC unit and generator. This property is identified as Map 15 Lot B1 on Welcome Hill Road (a/k/a Sargent Hill Road) in the Rural/Agricultural zone.

Del Sesto recused himself of this matter and joined the public as an abutter.

Kermit Zerr of McLane, Graf, Raulerson & Middleton, and Ken Kelly were in attendance representing the applicant. Zerr provided the Board with revised plans noting the required use of silt fencing, and the decibel level information that was requested on the generator to be housed in the outbuilding to be constructed on the site. Zerr advised that the building would be constructed of pre-cast concrete panels.

Bob Del Sesto of Welcome Hill road provided information about insulation that could potentially reduce noise level further.

Pro moved to close the public hearing. North seconded and the motion passed unanimously.

After lengthy Board discussion, the Board was satisfied with the information provided by the applicant. The Board reviewed several other telecommunication co-location files to determine a fair amount to set the required bond amount. The formula is based on an amount equal to the estimated cost of removal of the building and equipment at today’s prices multiplied by 5.

North motioned to approve the application with the conditions that a bond in the amount of \$40,000 shall be in place to cover the antenna, array and building, and that the generator shall only operate between 12:00 noon and 1:00 p.m. on

Wednesdays and for emergency repairs. Applicant shall follow existing plans including antenna color. Pro seconded the motion.

The Board felt that the time restriction was unreasonable and North moved to amend the motion to allow the generator to be in operation for one-half hour per week during normal working business hours, not to include weekends or holidays. McKeon seconded the motion.

There was further discussion regarding the bond amount and North withdrew his motion.

Pro moved to accept Verizon Wireless plans with the following requirements:

- *Applicant must provide the Town of Chesterfield with a bond on the equipment and building in the amount of \$40,000.00. The bond shall be subject to review and approval by the Select Board. No work shall commence on the site until the bond is approved and in place.*
- *The generator must comply with decibel level specifications as submitted to the Planning Board during the application review process. The generator may only be in operation during normal/standard business hours, Tuesday through Friday, not to include weekends or holidays, except for temporary measures during emergency/repair periods only.*
- *The application shall be deemed supplemental to previous plans and applications previously approved by the Town of Chesterfield Planning Board. This approval shall not supersede previous decisions.*

North seconded the motion. A role-call vote resulted in the following: McKeon – yes, Pro – yes, North – yes, Starbuck – yes, and Peach – No. The motion passed by a majority vote of the Planning Board. Applicant must provide mylars for Board signature upon satisfaction of conditions for final approval.

Del Sesto rejoined the Board as a voting member for the next application.

- 3. Bella Domani LTD/John Allard – Represented by SVE Associates:** This is an application for a Major Subdivision (7 lots) on approximately 135.6 acres located on Poocham Road (Map 3, Lot A1), in the Rural/Agricultural zone. Subdivision will result in 6 building lots and 1 lot remaining open space. A road ending in a cul-de-sac is also proposed. This is a Public Meeting for accepting the submission of the application. It may be followed by a Public Hearing for approval of the application.

Pro recused himself of this matter and left the Board table.

There was a lengthy review of the application, including 5 waiver requests. It was noted that acceptance of the application would be contingent upon the submission of additional information. A list was compiled of items that must be addressed at the public hearing, which was expected to be continued to the next Planning Board meeting if the application was accepted this evening. It was also noted that there may be additional requirements beyond the list started this evening. Hitchcock noted that he

and the applicant expected that the approval process would not be swift and that they were prepared to allow for extensions as necessary. The Board voted on whether or not to allow waivers.

Starbuck moved to allow the first waiver request that the subdivision detailed estimate of construction costs be delayed until later in the approval process. North seconded the motion and the motion passed unanimously.

Del Sesto moved that the Board does not allow the waiver request to Section 403.2 C1 to provide 200-scale area plan showing the flow from the site to major outflow since the abutter is in the Town of Westmoreland. Starbuck seconded and the motion passed unanimously.

Del Sesto moved that the Board does not allow the waiver request to Section 403.2 and that the Board require drainage vectors for the entire area. Starbuck seconded and the motion passed unanimously.

Del Sesto moved to allow the waiver request that mylars not be required until plans are approved and all permits are obtained. Starbuck seconded the motion and the motion carried unanimously.

Del Sesto moved to allow the waiver request that requirement for the estimate of fill/gravel to be imported be extended to allow the applicant to supply the estimate at the next meeting of the Planning Board. Starbuck seconded the motion and the motion carried unanimously.

Starbuck moved to accept as complete the Bella Domani LTD/John Allard Subdivision application with the following contingencies:

- *Revision date blocks shall be placed on each page of the plans.*
- *Test Pit areas and Perc Test locations shall be indicated on the plans.*
- *Required use of silt fencing in disturbed areas, including around the cul-de-sac and around the perimeter of the detention pond, shall be indicated on the plans along with appropriate narrative.*
- *Erosion plan shall include that the applicant shall notify the Town, who shall in turn notify DES upon installation of silt fencing, prior to disturbance of the land, so that DES will begin monitoring.*
- *An independent engineer shall be contracted by the Town at the expense of the applicant to supply compaction test results.*
- *Culvert 13R shall be revised to reflect an 18" culvert.*
- *Free Board on the Retention Pond shall be increased to 1-foot.*
- *The fire pond shall be included and reflected on plans with all appropriate text included.*
- *Approval shall be contingent upon Wetland Permits.*
- *Approval shall be contingent upon a letter stating that John Allard is legally authorized to represent Bella Domani LTD.*
- *Approval shall be contingent upon compliance with Section 403.2 C1.*
- *Approval shall be contingent upon compliance with Section 403.2.*

- *The Board reserves the right to require additional materials.*

With the approval of the 3 waivers:

- *Detailed construction costs will be provided after conditions met and before final approval.*
- *Mylars will be delayed until final approval and after all permits are obtained.*
- *Fill/Gravel Plan will be delayed until the next meeting of the Planning Board.*

North seconded the motion. Del Sesto noted that this is a cluster development, and as such will require additional information. A role-call vote was taken and the motion carried unanimously.

Peach opened the public hearing.

Lyle Hoag stated that he had just recently purchased an abutting parcel and requested that he be added to the abutter list.

Del Sesto moved to continue the public hearing to June 5, 2006. Starbuck seconded, and the motion carried unanimously.

Davis requested that Planning Board members review and become familiar with Cluster Development Regulations.

Pro rejoined the Board as a voting member.

4. Other:

- **Old Business** –
 - **Major Subdivision – James and Michelle Larkin:** Status update on conditional approval. Larkin has taken possession of the Registry copy of the approved and signed mylar. He has signed a waiver and will personally deliver the plat for recording.
 - **Pierre Saba/Riverside Motel** – Review Status (*postponed until future meeting of the Planning Board*).
 - **Planning Board Alternate Vacancy** – *no new information.*

- **Destruction of taped PB Minutes** – Follow up on discussion with legal advisor from the Local Government Center (*postponed until future meeting of the Planning Board*).
- **Steep Slopes subcommittee** – *no new information.*
- **Signatures** -
 - Minutes of May 1, 2006 – Board Chair
- **New Business** –
 - **Town Offices and Police Station Design Charrette** - Rick Carrier has left copies of the Notice of a Charrette to be held at the Town Hall on Saturday, May 20th from 9:00 a.m. to 12:00 noon (and a second meeting to be held on Tuesday, May 30th 7:00-10:00 p.m.), in the hopes that several members of the Planning Board will be able to attend.
 - Open to Board

5. Information: (*information retained in the Planning Board Information file*)

- **Putney Press** – “**Site Plan and Development Review: A Guide for Northern New England**” Publication order form

6. Adjournment

Pro moved to adjourn. McKeon seconded and the motion carried unanimously at 10:36 p.m.

Respectfully Submitted,
Patricia L. Blum

Secretary

Approved:

 //s// Davis Peach
 Davis Peach, Chairman

Date: _____ June 5, 2006