

TOWN OF CHESTERFIELD, NH  
PLANNING BOARD  
MINUTES

MONDAY, JUNE 5, 2006

Members present: Davis Peach (Board Chair), Bob Del Sesto (Vice-Chair), Jon McKeon (Select Board Representative), Tom North, Scott Coulborn (Alternate), and Padi Blum (Secretary).

*The meeting was called to order by Davis Peach at 7:20 p.m.*

**1. Minutes** – Review of the minutes of May 15, 2006

*Del Sesto moved to accept the minutes as written. North seconded and the motion carried unanimously.*

**2. Bella Domani LTD/John Allard – Represented by SVE Associates:** This was a scheduled continuation of a Public Hearing 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 with a road ending in a cul-de-sac. (Cluster Development)

Rob Hitchcock faxed a request for continuation to the Planning Board Secretary this afternoon due to erosion problems at the site. One abutter was in attendance, Allen Schaumburg of 485 Poocham Road.

*Del Sesto moved to continue the Public Hearing to the June 19, 2006 Planning Board Meeting at the Town Offices at 7:30 p.m., in response to the applicant representative's request for continuance. Coulborn seconded, and the motion carried unanimously.*

**3. PDD #1** – Kevin Beal: This was a requested a conceptual consultation regarding the next step in the PDD process. Following acceptance of the General Plan for PDD1, Emery and Beal would like to proceed with phase II, the Detail Plan. Beal noted that in pursuing a more detailed plan, as discussed in the first phase, with 2-foot contours, it was discovered that the slope of (intended) lot 4 was too steep to allow a drive in the forecasted location. The route of the cul-de-sac and the lot line between (intended) lots 4 & 5 had to be modified to allow a conforming drive and roadway. This increased the size of the fourth lot and decreased the size of the fifth lot; however, both lots remain in compliance with the approved regulation for lot sizes within PDD1. Beal stated that the intent and function of all lots would remain the same as the conceptual outline of the General Plan. It was noted that the other three (intended) lots remain unchanged since the conceptual phase of the General Plan, including the lot to become the future site of the Spofford Fire Department.

Mike Wiggin of the SFD voiced his concern that delays would have an adverse effect on the construction of the new Spofford Fire Department and would create a hardship for the Town.

*This is a conceptual consultation and all discussion is informal and non-binding.*

#### 4. Other:

- **Old Business** –

- **Verizon Wireless (Cellco Partnership) – Review for conditional compliance:** Revised plans have been received from Kermit Zerr. No information regarding the required bond is known to be received at this time. Zerr expects the plans will be reviewed and signed this evening.

*The Planning Board will not conduct a final review until they are informed by the Select Board that the required \$40,000.00 bond has been accepted and is in place.*

- **Pierre Saba/Riverside Motel – Review Status:** Saba reports that all materials documenting compliance with conditional approval have been submitted to the Planning Board office for review and final approval.

The Board reviewed the Plans to determine compliance with conditions for final approval.

*Del Sesto moved that the Planning Board find that conditions of the conditional approval for Pierre Saba and the Riverside Motel have been met and therefore the Planning Board grants final approval. North seconded and the motion carried unanimously.*

- **Planning Board Alternate Vacancy –** McKeon reported that the Select Board would be offering two candidates the opportunity to serve as Alternates on the Planning Board. In the following 2-3 days, they would be contacting Elaine Blake and Blake Woodman.
- **Steep Slopes subcommittee –** No update available at this time.
- **Destruction of taped PB Minutes –** Follow up on discussion with legal advisor from the Local Government Center

*It was determined that the Planning Board will continue to keep all tapes at this time.*

- **Signatures** -

- Minutes of May 15, 2006 – Board Chair

- **New Business** –

- **Meeting Schedule –** There will be no meeting on July 3<sup>rd</sup>. Peach would like to hold only one meeting in August as well, and has requested that all PB members report their vacation schedule and other August commitments to the PB Secretary to determine the August meeting schedule at the June 19<sup>th</sup> meeting. Peach indicated that he expects there

