

TOWN OF CHESTERFIELD, NH
PLANNING BOARD
MINUTES

MONDAY, NOVEMBER 6, 2006

Present: Davis Peach (Chairman), Bob Del Sesto (Vice Chair), Jon McKeon (Select Board Representative), Steve Pro, Tom North, Valerie Starbuck, Susan Lawson-Kelleher, Scott Coulborn (Alternate), Elaine Blake (Alternate), and Padi Blum (Secretary)

The meeting was called to order at 7:17 p.m.

1. **Board Discussion** – The Board reviewed the limitations of a conceptual consultation.
2. **Minutes** – Review of the minutes of October 16, 2006.

North moved to accept the minutes with amendments. Pro seconded, and the motion carried unanimously.

3. **Cellco Partnership d/b/a Verizon Wireless**– This is a continuation of the public hearing of October 16, 2006 (Public Hearing first opened on September 11, 2006) to review an application for a Telecommunication Conditional Use Permit and Major Site Plan Review. The applicant, represented by Kermit J. Zerr of McLane, Graf, Raulerson & Middleton, seeks to construct a new personal wireless communications facility, including a 160-foot monopole tower, 12' x 30' equipment shelter with cable tray, and 12 panel antennas at a site located at 65 Pine Crest Drive (Map 6, Lot A22), approximately 51 acres in the Rural/Agricultural zone adjacent to an existing 180' communications tower, erected prior to the Town's Telecommunications (zoning) ordinance.

The public hearing was opened by Peach.

The Board awaits information from Mark Hutchins. Zerr signed a waiver allowing an extension of the 65-day approval period and has requested a continuance to the November 20th meeting, since the Radio Frequency Engineer has not completed his review and report.

Starbuck moved to continue the public hearing to November 20, 2006 at 7:30 at the Selectmen's office. Blake seconded, and the motion carried unanimously.

4. **Scannell Properties/Richard Youngman** – This is a continuation of the public hearing of October 16, 2006 to review an application for a Major Site Plan Review of approximately 23 acres located on Coachman Road in West Chesterfield (Map 12, Lot A1.28), in the Commercial/Industrial zone.

Pro recused himself and joined the public audience. Blake would be a non-voting alternate.

Rob Hitchcock of SVE Associates reviewed the changes presented this evening, which included a 50' buffer and an outlet to detention basin. He stated that they had received verbal approval from the DOT. There is no signed approval yet, but he foresees no problems. There will be no light, and no other changes are expected. He was asked the size of the Fed Ex building in Keene. The building in Keene is 52,500 square feet; the proposed building is 37,000 square feet – approximately 30% smaller. The disturbed area is approximately 300,000 square feet or about 8 acres (out of 23 acres). The vans will all be serviced and fueled off-site, except for a weekly wash down. The facility will be equipped

with drainage to a 2,000-gallon tank at the north end of the building (exterior) that will be pumped as needed. There will be 30 vans using about 10 gallons of water to wash down. There will be 71 full-time employees at full build-out according to Courtney Lehman of Scannell. There will be no chemicals, nor will there be ammunition shipped. The revised lighting plan includes 21 pole-mounted lights on 24' poles with 175-watt electric service – some will be dual mounted, and 11 wall packs. All will be full cut-off. This is a Fed Ex Home Delivery location, and it requires 24-hour lighting (1-foot candle light minimum is Fed Ex requirement) for security purposes. Additional security features of the property were highlighted as well. It was noted that the poles in the proposed site are much lower than at the Keene site. There will be no 50' trailers or the like. A Wetlands Permit has reportedly been obtained, although it was not presented this evening. The septic approval and site specific are expected to be obtained within a week or so. The recreational trail is still behind United Natural Foods, and will remain. The actual owner of that land is in question and remains unresolved. SVE is assuming the stone wall to be the property line. Although the Board was assured that all fueling shall take place off-site, the plans identify a potential future site of a fuel island. This cannot be pursued without future approval from the Planning Board.

Peach opened the hearing to public questions and comment.

Karen and Paul LaRue were present. Karen asked if any tree line would be coming down anywhere it was not indicated. They were assured that there would be no disturbance outside the designated (lined) area. It was also noted that the buffer would be extended if and when any additional lot were developed.

LaRue also noted her concern for noise. It was noted that the vans are equipped with remote control and would radio ahead to announce their arrival; there would be no honking for opening doors, etc. The conveyors indoors are all very quiet – rubberized belts, etc. The facility remains closed up 99% of the time; even when the vans are loading/unloading in the bays, they are pretty much closed off by the trucks themselves. There are no roof top a/c units (ground only) and the office area is only 2,200 square feet. There will be no idling of vans, etc. outside and there will be no reefer units. The ventilation units all meet codes. There was mention of emergency back up generators; however no generators are shown on the plans at this time. Back-up beepers are required by OSHA; there will be backing up at the loading and unloading times (late afternoon and 7:00 a.m.).

The general daily operations were outlined and the applicant will ensure that this information is included in the file. Hitchcock stated that upon completion the access road to the detention pond will be loamed and seeded, and expects that it will be mowed once per year +/- . Legal language (from J. R. Davis) was presented to be included as a statement regarding the maintenance of the buffer zone. This will be written into the deed. The Board requested that this go into the Planning Board file as well.

Karen LaRue also asked if there would be additional landscaping. It was determined that no further landscaping was needed for either aesthetics or buffering. There are 14 trees and 25 shrubs shown on the plans over an 8-acre area, and undisturbed forest outside of the 8 acres.

Del Sesto moved to continue the public hearing to November 20th. Starbuck seconded for the purpose of discussion. After much discussion the motion was defeated (McKeon – No, Lawson-Kelleher – No, Coulborn – No, North – No, Starbuck – No, Del Sesto – Yes, Peach – No).

Starbuck moved to close the public hearing. McKeon seconded. The motion carried by majority vote (McKeon – Yes, Lawson-Kelleher – Yes, Coulborn – Yes, North – Yes, Starbuck – Yes, Del Sesto – No, Peach – Yes).

Starbuck moved to approve the Major Site Plan Review with the following conditions:

The following conditions must be satisfied in order to receive final approval:

1. An approved Use Intensity Statement or letter must be submitted to the Planning Board file indicating:
 - General hourly operations as presented to the Planning Board;
 - No vehicle maintenance shall occur on-site;
 - No fueling of vehicles shall occur on-site;
 - No tractor trailers 53-foot or larger as a part of regular business plan or operations;
 - No generator shall be permitted;
 - Inclusive of the legal statement presented to the Planning Board regarding maintenance of the buffer zone;
 - Statement that the gravel will be removed on the access road and the area will be loamed and seeded; and
 - Statement that any changes to the above require previous Planning Board approval.
2. Distances from building to boundaries and setbacks must be included on the Site Plan;
3. Receipt (by the Planning Board) of DOT approval;
4. Receipt (by the Planning Board) of Wetland Permits;
5. Receipt (by the Planning Board) of State and Local Septic approval; and
6. Site Specific Permit must be received (by the Planning Board) prior to final approval.

North seconded, and the motion carried unanimously.

Pro returned as an active and voting member of the Planning Board.

5. **Pearlie Tuller/Old Swanzey Road** - This is a conceptual consultation regarding a desired subdivision of 5 acres with 275' of road frontage in the R/A zone into 2 building lots.

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

6. **Rob Hitchcock/SVE Assoc. and United Natural foods** - This is a conceptual consultation regarding a potential new office building and trailer parking.

Pro recused himself of this matter and any discussion as a Board member.

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

Pro returned as an active and voting member of the Planning Board.

7. Old Business:

- **Riverside Motel/Pierre Saba** – Follow up on October 16, 2006 review of letter from Code Enforcement identifying a problem with parking and the lack of a fire lane on the approved site plan.
 - *Saba called the Planning Board secretary upon hearing that his approved site plan was in question. He explained that the reason that the parking was deemed acceptable was that the conference room capacity as noted by the architect was misleading. The figure noted could not possibly be accommodated in reality. He was told that this figure must be on the plans to show that emergency egress could accommodate this figure according to a formula based on the dimensions of the room, but with furniture there was no way that this number of people could physically occupy the rooms. He will consult with his architect on this and the matter of a fire lane that will meet the Town's regulations. Saba will have a letter drafted and to the Planning Board prior to the November 20th meeting assuring the Board that he would not allow occupancy to exceed parking under any circumstances, and that the fire lane and any other regulations would be complied with.*

**Note that the Code Enforcement Officer would like to be kept advised of this matter.*

- **Very Mill Corp** – PB awaits signed covenants and Land Management Plan.
- **Scannell Properties** – PB awaits revised site plans for approved Minor Subdivision (contingent also upon road improvements); road design (to Town specs) to be added to plan and frontage to be on Coachman Road for both lots.
- **Perkins** – Revised Plans for the Site Review approved on October 16, 2006 have been received. Plans must be reviewed for signature. Applicant has included an extra paper copy to be signed and returned. – *Plans reviewed and signed.*
- **SWRPC Commissioner Recommendation** – Copy of letter from Select Board nominating Elaine Blake.
- **Bella Domani aka John Allard** – Letter and materials from SVE for review along with request for forwarding information to the Conservation Commission. – *Del Sesto took possession of the documents for review and report at the next PB meeting.*
- **Master Plan** – Peach asked if there was a goal re: achieving energy efficiency. *Starbuck believes there is; she will check and report back to the Planning Board.*

8. New Business:

- *None at this time*

9. Information:

- **CEI Letter – NH LGC Annual Conference:** Wed/Thu, November 15th, 16th in Manchester
- **Connecticut River Byway** – Harvest Supper and Business Meeting: Wed Nov. 15th at the Quechee Inn
- **2007 Important Dates** for Towns with Traditional Town Meeting in March

- **NHDES Minimum Impact Expedited Application** – Neal Herriot, Twin Brook Road
– *Peach took possession of the documents for review and report at the next PB meeting.*
- **ESRI – GIS Solutions Expo:** Tuesday, December 5th in Danvers, MA

10. Schedule:

- **PDD#2** – Application to be processed for review and possible public hearing on the November 20th agenda.
- **Steep Slopes Subcommittee**– Final Draft proposal to be presented to the Board on the December 4th agenda.

11. Signatures:

- Minutes of October 2, 2006 - (*as approved/amended*)
- Minutes of October 9, 2006 - (*as approved/amended*)
- Minutes of October 2, 2006 - (*Executive Session*)
- ◇ *Motion to approve by Lawson-Kelleher; second by Coulborn; motion carried unanimously.*
- Minutes of October 16, 2006 - (*Executive Session*)
- ◇ *Motion to approve by Lawson-Kelleher; second by Coulborn; motion carried unanimously.*
- Perkins Site Plan as approved on October 16, 2006

12. Adjournment:

McKeon moved to adjourn at 10:35 p.m. North seconded and the motion carried unanimously.

Respectfully submitted,

Patricia L. Blum

Secretary

Approved December 4, 2006:

Davis Peach, Chairman

Date: December 4, 2006