

TOWN OF CHESTERFIELD, NH
PLANNING BOARD
MINUTES

MONDAY, APRIL 2, 2007

Present: Bob Del Sesto (Chair), Valerie Starbuck (Vice-Chair), Steven Pro (Secretary), Jon McKeon (Select Board Representative), Tom North, Susan Lawson-Kelleher, Elaine Blake (Alternate), and Padi Blum (Recorder/Secretary)

The meeting was called to order by Del Sesto at 7:30 p.m.

1. Minutes:

- Amended minutes of February 19, 2007 presented for signature
- Review of the minutes of March 5, 2007
- Review of the minutes of March 19, 2007

Starbuck moved to approve the minutes of March 5, 2007 as written. Pro seconded, and the motion carried unanimously.

Pro moved to approve the minutes of March 19, 2007 as amended. Blake seconded, and the motion carried unanimously.

- 2. Pierre & Tilia Saba/Riverside Hotel:** Application for a Major Site Plan Review of property located at Route 9 and Mountain Road in West Chesterfield (Map 14C, Lot B1) in the Commercial/Industrial zone. Applicant wishes to amend the previously approved site plan.

Starbuck moved that the application for major site plan review for modification be conditionally accepted as complete enough to continue the application process contingent upon additional submissions, including submittals to meet the following criteria of the Land Development Regulations:

*Section 403.3a
Section 403.3a #3
Section 405.2h
Section 403.2c
Section 403.2b*

Blake seconded, and Board discussion followed.

Pro agreed that he would like to see a complete, successive set of plans submitted showing all existing conditions, and that the information submitted (sewer, water, etc. and other data) is complete enough to begin the site review. The Board may require additional submittals during the review.

The motion carried by majority decision (Del Sesto - yes, Starbuck - yes, Pro- yes, McKeon- no, North - yes, Lawson-Kelleher – yes, Blake - yes).

Del Sesto opened the public hearing for site review.

Michael Bentley represented the Sabas. The original Site Plan Review received final approval on June 5, 2006. Bentley stated that those plans, by Clough Harbour didn't work

well when it came time for constructing the building. Revised plans reflect a change in elevation from 241 feet above sea level to 244 feet above sea level, and an additional 3 ft. to the height of the building. The revised plans were submitted to Greenwood to obtain a building permit. Upon discovery that these were not the plans that were approved by the Planning Board, Greenwood issued a cease and desist order. In addition to the height issue, there were other discrepancies not shown on the Planning Board-approved plans including:

- doghouses*
- deck
- parapet
- finished grade
- relocated septic
- on-site fire protection tank
- solid foundation
- workout room
- access door added
- windows added
- walk-out added
- 36 rooms previously approved – reduced to 34 rooms
 - 8 rooms on 1st floor, 14 rooms on 2nd floor, 12 rooms on 3rd floor
- Internal construction to accommodate 2 function rooms with removable partition

The applicant guarantees that the function rooms and the workout room will be used solely by registered guests; there will be no functions open to unregistered guests at any time for any reason.

Bentley stated that they have applied to the Zoning Board for a height variance. The variance was denied on March 28th and the doghouses have been removed from the plans completely and permanently, but the ZBA hearing has been continued; they have now requested an equitable waiver.

The following was noted:

- The current septic approval is for the original approved plan; approval must be obtained for the modified plan (if approved) from both Town and State.
- The proximity of proposed septic relocation to the river will be identified in the application for septic approval to the State.
- Permanent drainage control measures will be identified.
- Applicant will check zoning regulations regarding the location of the proposed water/ fire protection tank and its proximity to boundary (50' setback does apply).
- The exercise room will be included in the revised Use and Intensity Statement, and it will be noted that its use will be solely for registered guests.
- A new and full set of plans must be submitted for the next meeting that meets all of the criteria for site review.
- All modifications from the previously approved plan must be listed.
- A new, complete Use and Intensity Statement shall be submitted combining the information previously approved and any modifications.
- Use and Intensity statement to include statement that on-site catering will be allowed; there will be no kitchen facilities available in the function area – prep area only.

- Use and Intensity statement will also include statement that the function rooms are not open to the public – admission to be limited to registered guests only.
- The exercise room will need to be ADA compliant.
- Use and Intensity statement to include description of the laundry service in and out, and that there will be no vehicle transportation site at the basement access point.

Greenwood (Code Enforcement) noted the following:

- Height is 233' at basement level – the septic tanks would be in the flood plain. DES allows this if the covers are sealed. His experience is that this practice doesn't work well. Once maintenance is done, seals are generally not replaced.
- Hillside drains directly into the water course. Greenwood asked if this was regulated by DES. The reply was that this matter does not meet the DES threshold and therefore it would not be regulated by DES.

There was no public input.

Board discussion included:

- Velocity reducers – temporary and permanent, rip-rap, aprons; the area is flat and level and it is very light sandy soil
- At back: erosion control, blankets on slopes to be disturbed out to river while moving dirt around, silt fencing along with hay bales, possibly dissipaters (be sure that velocity is less than 5' per second)
- Pre- and Post- Drainage Calculation Sheets
- Flood Plain to be shown
- List of erosion control measures to be used to be noted on the plans (reference drainage control handbook)
- Statement addressing DeMarinis' statement that there will be no significant change to the impervious area and explanation of why.
- Recommendation of not using bluegrass, as it will not survive well in the soil
- Address the applicants' plans if the Board did not want to see a change in the location of septic; identify viable alternatives.

Starbuck moved to continue the public hearing to the Planning Board meeting to be held at 7:30 at the Selectmen's office on Monday, April 16, 2007. Blake seconded, and the motion carried unanimously.

3. Steven Geller: Conceptual Consultation (*informal and non-binding*)

4. Tom Minnich: Conceptual Consultation (*informal and non-binding*)

5. Old Business:

- **NH Planning and Land Use Regulations 2006-2007** (*distribution of PB copies*)
- **Capital Improvement Plan** – The Board has received the names of 3 more committee member volunteers. Bob Brockmann and Dan Cotter will both represent the Select Board, and Steve Laskowski will be the Budget Committee representative.
- **PB Secretary** – The discussion turned to the role of the Board members and collaborative efforts between other departments in the Town, as well as new procedures

to be researched and/or put into place that can make the Board and the Town as a whole more effective.

6. New Business:

The Board requested that in future agendas, all conceptual consultations be held prior to the public hearings.

7. Information:

- **State Approval for Subdivision** – Very Mill Corporation (Chesterfield Heights Phase V)
- **ESRI** – Survey & Engineering GIS Summit 2007
- **Lincoln Institute of Land Policy** – Professional Development Course on Comprehensive Planning
- **New Hampshire Town and City** – March 2007 Edition
- **DES Standard Dredge and Fill Application** – Margaret Perkins Bailey, 16 Silverdale Rd
- **Sprint/IWO Bond** – Notification of continuous Bond in full force and effect
- **Lincoln Institute of Land Policy** – 2007 Publications and Other Educational Products
- **NH Bill HR33** – McKeon stated that this bill is out there that if passed would make any discussion at all at any chance encounter or function that brought together a quorum of any board illegal. Any exchange at all would be considered a misdemeanor offense. He recommends voicing strong opinions to defeat this bill to the State Representative.

8. Adjournment:

Blake moved to adjourn at 11:14 p.m. Pro seconded, and the motion carried unanimously.

Respectfully Submitted by:

Patricia L. Blum, Secretary

Approved April 16, 2007:

Bob Del Sesto, Chairman

Date