

TOWN OF CHESTERFIELD, NH
PLANNING BOARD
MINUTES

MONDAY, MAY 7, 2007

The meeting was called to order by Chairman, Robert Del Sesto at 7:33 p.m.

Present: Bob Del Sesto (Chair), Valerie Starbuck (Vice-Chair), Jon McKeon (Select Board Rep.), Tom North, Blake Woodman (Alternate), and Padi Blum (Recorder/Secretary).

1. Minutes

- Amended minutes of April 2, 2007 were presented for signature
- Review of the minutes of April 16, 2007

North moved to approve the minutes of April 16th as written. Starbuck seconded, and the motion carried unanimously.

2. Appointments – None.

3. Old Business

- **Bella Domani/John Allard** – in pending files; October deadline for Restoration Plan approval by DES
- **Pierre & Tilia Saba/Riverside Hotel** – materials received for review:
 - Copies of ZBA Decisions and Minutes - **added** to file.
 - Letter from Code Enforcement – Lighting and Signage questioned
 - Signage as per plan.
 - Del Sesto will request that the plans be updated to reflect all exterior lighting, building and site mounted.
 - Applicant has agreed to comply with regulations; 100% downcast lighting will be used. Del Sesto will request that the applicant provide cut sheet details to be included in the file.
 - Letter from Bevis
 - Notes the problem of multiple sets of plans in use.
 - Approves of the current Planning Board set of site plans, only so far as Site Plan approval.
 - Letters from Jon Solecki/Sage Engineering and Sean Toomey, Fire Protection Engineer
 - Board feels that the independent review consultant should be working directly with Bevis and the Planning Board.
 - Report based on outdated plans.
 - Del Sesto will contact the applicant's agent, Solecki, and require that another review be conducted based on updated site plans and the report forwarded directly to the Planning Board.
- **Capital Improvement Plan** – Del Sesto received an e-mail from Blake requesting input from the Planning Board on potential capital expenditures. There are no foreseen capital expenditures at this time; Del Sesto will respond to Blake.

4. New Business

- **PDD 3** – Three new applications have been received from Don Emery/Kevin Beal and the Spofford Fire District for review and public hearings on May 21, 2007:
 - **Major Subdivision** – The current parcel is one lot of record consisting of approximately 20 acres. A portion of the existing parcel remains in Residential and a portion lies within PDD3. This is a proposed 4-lot subdivision. Two lots will be created in the Residential portion, and two lots will be created in PDD3. Within PDD3, one lot shall be reserved for site development by Emery and Beal, and one lot shall be reserved to be deeded over to the SFD for the purpose of constructing a new fire station. The subdivision includes a road ending in a cul-de-sac that is proposed to become a new Town road.
 - **Major Site Development** – Emery/Beal proposed site development (Ames Performance Parts) within PDD3.
 - **Governmental Land Use** - The lot that will be deeded over to the SFD for the purpose of constructing a new fire station falls within RSA 674:54. A public hearing will be conducted for the proposed use.

No other appointments shall be scheduled on the May 21st agenda.

• Planning Board Rules of Procedure

A copy of the Planning Board Rules of Procedure, as adopted in 1991, was obtained from the Town Clerk's office. A copy was distributed for each member and the Planning Board Secretary. The Procedure should be reviewed by all for familiarity and potential amendments.

5. Information

- **Connecticut Valley Environmental Services, Inc – NHDES Wetland Standard Dredge and Fill Application (After-the-fact):** Anna d'Onofrio, off Asgard Road (Map 14, Lot 3A). Request for after-the-fact authorization for installation of 3 culverts for an access drive to a single family residential lot.

The Planning Board issued comment to Select Board via McKeon requesting confirmation that the proposed d'Onofrio building site is a legal building site, or has obtained a ZBA variance if necessary.

- **NHDES** – Alteration of Terrain Permit WPS-7767: Town Office & Police Station
- **The Source** – Spring 2007 Newsletter
- **Farmland Preservation Workshop** – Co-sponsored event to take place on May 17th at the Keene Public Library (5:30-8:00 p.m.)

6. Adjournment:

Starbuck moved to adjourn at 9:50 p.m. Woodman seconded, and the motion carried unanimously.

Respectfully Submitted by:

Patricia L. Blum, Secretary

Approved May 21, 2007