

TOWN OF CHESTERFIELD, NH
PLANNING BOARD
MINUTES

MONDAY, JULY 16, 2007

Present: Bob Del Sesto (Chairman), Valerie Starbuck (Vice-Chair), Steve Pro (Secretary – arriving after Emery/Beal Subdivision final review), Jon McKeon (Select Board Representative), Tom North, and Padi Blum (Clerk/Secretary).

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

1. Minutes –

The minutes were tabled until further down the agenda.

- 2. Don Emery & Kevin Beal** – Final review of conditionally approved Major Subdivision of approximately 20 acres located off Route 9 in Spofford (Map 11B, Lot A12). Applicants propose a 4-lot subdivision that would result in 2 lots in the Residential zone and 2 lots in PDD #3. This is a Public Meeting to determine if conditions have been met satisfactorily to grant final subdivision approval.

Dave Bergeron of Brickstone Masons, Inc. presented the final submissions to the Board. The zoning line had been added to the plans, the road bond has been approved by the Select Board, a letter of credit was included which reflected the total amount of the cost of the road, a revision block had been added, signature blocks were included, and there was a gravel fill estimate provided. Distance measurements for the zone line road crossing needed to be verified by the surveyor (Mann) and must be added to the plan prior to approval.

Starbuck moved to accept the submission as complete with exception made to deed conveyance at this time.

The motion was withdrawn. Starbuck moved to table discussion until further down the agenda. North seconded, and the motion carried unanimously.

- 3. Bella Domani** – Continuation of public hearing for approval of an application for a Major Subdivision (Cluster Development) on approximately 135.6 acres located on Poocham Road (Map 3, Lot A1) in the Rural/Agricultural zone.

Del Sesto opened the public hearing for continuance. Pro arrived and joined the public seating, as he was recused of this matter.

Rob Hitchcock of SVE Associates stated that the applicant had received approvals on the Wetlands Permit, Site Specific, and all State permits. There is 1,300 feet of road designed to Town specification, detention basins, treatment swale with level spreader, drainpipes and another treatment swale.

Del Sesto inquired what plan was in front of the DES when they approved the project. The letter only references an approval date of 05-14-07; there is no reference to the date of the plans they were reviewing. Hitchcock stated that the plans that were approved were the same plans before the Board this evening. It was the general consensus of the Board that the applicant needed to provide verification that the plans before the Planning Board were in fact

the same plans that received approval from the DES. The Board has faced issues in the past with several versions of plans being distributed to different parties for approval for different reasons and it caused major difficulties for the Town and for the applicant.

Starbuck moved to continue the meeting to August 20, 2007 at 7:30 p.m. at the Selectmen's Office. McKeon seconded and the motion carried unanimously.

Pro returned to the Planning Board table to participate.

4. Minutes – The minutes of July 2, 2007 were reviewed.

Starbuck moved to accept the minutes as submitted. Pro seconded.

Following discussion, Starbuck withdrew the motion and moved to accept the minutes as amended. McKeon seconded and the motion carried unanimously.

5. Don Emery & Kevin Beal – Final review of conditionally approved Major Subdivision

North moved to put Emery & Beal back on the table. Pro seconded and the motion carried unanimously.

Bergeron returned with distance measurements obtained from David Mann and Mann's permission to add them to the plans.

Pro moved to accept the Subdivision Plan contingent upon the addition of the distance measurements to the plans. Starbuck seconded and the motion carried unanimously.

6. Old Business –

- Bernard & Claudia Wood – Boundary Line Agreement/Boundary Line Adjustment

The appeals period is still unknown at this time. The Board did not review the matter this evening.

- Planning Board Rules of Procedure

The Board reviewed the Rules of Procedure and identified amendments to be made. A public meeting will take place on August 20, 2007 to approve the revised Rules of Procedure.

- Town Information Flow Chart

The Board reviewed the flow chart and made numerous suggestions for changing the document. Del Sesto will make revisions to a copy to be saved on a disk and return with a revised draft to present at a later date.

7. New Business –

- Ana d'Onofrio – Letter regarding after-the-fact wetland application

- Regional Impact Notification – Hinsdale, NH: Development Review Phase hearing to take place July 17, 2007 at 6:50 p.m. RE: proposed Wal-Mart Super Center

8. Information –

- 2007 Fall Planning & Zoning Conference (OEP) – Saturday, October 13, 2007 at the Mountain Club on Loon, Lincoln, NH. Registration opens August 13, 2007
- Land Lines – July 2007 Edition

9. Adjournment -

Starbuck moved to adjourn at 11:07 p.m. Pro seconded, and the motion carried unanimously.

Respectfully Submitted by:

Patricia L. Blum, Clerical Secretary

Approved August 6, 2007:

//s// Robert Del Sesto
Robert Del Sesto, Chairman

08/06/07
Date