

TOWN OF CHESTERFIELD, NH
PLANNING BOARD
MINUTES

MONDAY, AUGUST 6, 2007

Present: Bob Del Sesto (Chairman), Steve Pro (Secretary), Jon McKeon (Select Board Representative), Tom North, Sue Lawson-Kelleher (arriving at 8:20 p.m. – after conceptual consultations), Elaine Blake (Alternate) and Padi Blum (Clerk/Secretary).

Others in Attendance: Chet Greenwood, Code Enforcement Officer.

Excused: Valerie Starbuck (Vice-Chair) and Scott Coulborn.

The meeting was called to order by Del Sesto at 7:35 p.m.

1. Minutes – Review of the minutes of July 16, 2007

Pro moved to accept the minutes as amended. North seconded, and the motion carried unanimously (Del Sesto, Pro, McKeon, North).

2. Robin Frieman/SVE & Browne Ltd. Partnership c/o Elizabeth Principle –Conceptual Consultation (non-binding, informal discussion).

3. Hazel Hunter – Conceptual Consultation (non-binding, informal discussion).

4. David Bergeron/Alex Kwader – Conceptual Consultation (non-binding, informal discussion).

5. Cingular/KJK Wireless – This was a continuation of the public hearing of July 2, 2007 for approval of the application for Conditional Use Permit and Minor Site Plan Review to allow the addition of 6 panel antennas and other site development to an approved telecommunications tower located at 65 Pine Crest Drive (Map 6, Lot A22), in the Rural/Agricultural zone.

Del Sesto re-opened the public hearing.

A complete review of the application and checklist was conducted. Kenneth Kozyra (KJK Wireless) was in attendance to assist in the presentation. Cingular proposes to collocate at 140'. There are no easements and there is no significant lighting (a single standard 100 watt bulb lighting the doorway to the storage facility – deemed insignificant by the Board). Kozyra stated that Cingular is not considering any other sites at this time.

The study showing that Verizon had satisfied the NEPA/EIS requirements was not presented. It was noted that furnishing this document would be a condition for final approval. It was also noted that a block for the Chairman's signature would be required on all pages beyond page 1 of the mylar and paper plans.

Kozyra stated that the applicant would not reject the bonding requirements from the Town of Chesterfield.

Del Sesto asked if there was any comment from the public. There was none.

North moved to close the public hearing. Lawson-Kelleher seconded and the motion carried unanimously.

There was no Board discussion.

North moved to conditionally approve the application with the following contingencies:

- *documentation that the applicant has Verizon's approval to build upon the site;*
- *receipt of the full set of plans (a total of 1 mylar and 4 paper plans shall be acceptable) with appropriate signature blocks, signed certification statements, and all other requirements as per Town regulations;*
- *written proof of NEPA/EIS requirements from Verizon shall be provided by the applicant to the Planning Board for review and to be maintained in the applicant's file; and*
- *a \$40,000.00 removal bond shall be secured by applicant subject to approval by the Chesterfield Board of Selectmen.*

Blake seconded and the motion carried unanimously.

The Board noted that no site work shall occur until all required submissions have been received, reviewed and deemed acceptable by the Planning Board. A copy of the approved bond must be provided to the Planning Board. Board signatures indicating final approval will be executed at that time.

- 6. Don Emery & Kevin Beal** – Final Review of conditionally approved Major Site Development on approximately 5.06 acres located off Route 9 in Spofford. The proposed site development was previously a portion of Map 11B, Lot A12 (now identified as Lot A12.4) within the zone designated PDD#3. This is a Public Meeting to determine if conditions have been met satisfactorily to grant final approval.

David Bergeron presented the final submission and answered questions from the Board. The Board reviewed the elevation and determined that the maximum height of the building was acceptable.

Bergeron provided 1 mylar and 5 paper copies of the plan sets; however, there was one additional page submitted for inclusion of which he had only brought 1 mylar and 2 paper copies.

The Board questioned the status of septic approval. Greenwood verified that the paperwork had been forwarded to the State for approval, and that the Certificate of Occupancy would be contingent upon state and local approval; no building permit would be issued without septic approval.

North moved that all conditions had been met with the following notations:

- *additional copies of the newly submitted Elevation Plan sheet are to be submitted and added to the mylar plan set and 2 of the 5 paper plan sets; and*
- *the Building Permit will not be issued without receipt of state and local septic approval.*

Lawson-Kelleher seconded and the motion carried unanimously.

Board members, with the exception of the Board Chair, were to sign the signature blocks on the cover of all plan sets. Del Sesto will come into the Selectmen's office to sign all pages of all sets when the final submissions are received and determined to be in order. It was noted that Emery and Beal must also come in to sign the certification statements on all copies.

- 7. Don Emery & Kevin Beal and Spofford Fire District** – Final submissions as requested by the Planning Board in the matter deemed “**Governmental Land Use**” in accordance with the requirements of **RSA 674:54** relative to the construction of a new Fire Station on land deeded to SFD by Emery and Beal off Route 9 in Spofford. The proposed site development was previously a portion of Map 11B, Lot A12 (now identified as Lot A12.1) consisting of approximately 2.03 acres in the zone designated PDD#3.

Three paper copies of plan sets were provided, more than satisfying the request of the Planning Board.

8. Items for Discussion –

- Draft of amended Rules of Procedure for adoption at the Planning Board meeting scheduled to take place on August 20, 2007 at the Selectmen's Office at 7:30 p.m. reviewed.

9. Old Business –

- Master Plan – Carrier would like a report on the status. Starbuck has been excused for both August Planning Board meetings. Del Sesto will contact Starbuck about the request for an update.

10. New Business –

- Draft Budget – to be reviewed and returned to Rick Carrier. The Board reviewed the draft budget and discussed changes they would like to see made. McKeon reminded the Board that the budget must be kept in line and that increases in one area should be offset by decreases in other areas. Del Sesto asked the Board to take the drafts home for further review and consideration. Members should be prepared with notes for recommendations to be made at the next meeting of the Planning Board on August 20, 2007.

- Woods Boundary Line Adjustment – Del Sesto asked McKeon about the status of this matter with the Select Board and the Town’s attorney. It appears that there are no statutes of limitations or appeals period applicable in this case. McKeon stated that the Select Board is waiting to hear if the Planning Board will take action. There was no further discussion at this time.

11. Information –

- NHDES WETLANDS BUREAU – Minimum Impact Expedited Application: Town of Chesterfield Highway Department to replace 45’ x 24” culvert, Maple Road
- NHDES WETLANDS BUREAU – Minimum Impact Expedited Application: Town of Chesterfield Highway Department to remove 30” culvert and replace with 36” culvert, Westmoreland Road.

12. Adjournment -

Blake moved to adjourn at 10:09 p.m. Pro seconded, and the motion carried unanimously.

Respectfully Submitted by:

Patricia L. Blum, Clerical Secretary

Approved August 20, 2007:

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

08/20/07
Date