

TOWN OF CHESTERFIELD, NH
PLANNING BOARD
MINUTES

MONDAY, NOVEMBER 5, 2007

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

Call to Order

The meeting was called to order by Del Sesto at 7:15 p.m.

Seating of Alternates

Blake was appointed to sit in place of Coulborn this evening.

Review of the Minutes

- October 1, 2007

North moved to approve the minutes of October 1, 2007 as submitted. Blake seconded. Lawson-Kelleher and Pro were absent at this time. The motion carried unanimously.

- September 17, 2007

Lawson-Kelleher moved to approve the minutes of September 17, 2007 as submitted. Blake seconded. Those in favor: Lawson-Kelleher, Blake, and Del Sesto. Pro abstained from voting. The motion carried by majority vote.

- October 15, 2007

North moved to approve the minutes of October 15, 2007 as submitted. Lawson-Kelleher seconded. Those in favor: Lawson-Kelleher, Blake, and Del Sesto. Blake and Pro abstained from voting. The motion carried by majority vote.

APPOINTMENTS: (7:30 p.m.)

Conceptual Consultations

- John Kondos – Formation of a Town Energy Committee. Wishes to introduce a plan, recruit member(s) and obtain input on how this committee can be most effective.

The Board was supportive and appreciative of Kondos' efforts and wishes to remain in contact with Kondos and work with the committee when appropriate. None of the Board members present this evening are able to dedicate the time necessary to becoming a member of the committee. The matter will be discussed at the next meeting for the benefit of those Board members not present this evening. Members with interest or input may contact Kondos at 363-4505.

Public Hearings

- **Very Mill Corporation/Robert Clarkson** – This is a continued public hearing for a Major Site Plan Review of property located on Stow Drive (Map 12, Lot A1.26), approximately 3.1

acres in the Commercial/Industrial zone. Applicant proposes new office and warehouse space for Osterman Propane as well two (2) 30,000-gallon propane storage tanks.

Del Sesto re-opened the public hearing on this matter.

Bergeron presented a revised Use Intensity Statement and a list of all additional information submitted and included on the revised plans. It was noted that the plans presented this evening were marked “not for construction”, and that the final plans that would be signed by the Board if approved must be final construction plans. All construction will be to NFPA standards. Hours of operations are to be included in the Use Intensity Statement, to be revised. Septic design has been to Chet for Code Enforcement review; the design will be forwarded to the State for approval.

Budd stated that the revised Fire Safety Analysis is the final draft and is the draft that should be presented to an independent safety reviewer. (*Note that there are signature spaces for Osterman’s representative and their engineer – neither are signed.*) Del Sesto has obtained a list of approved reviewers for the State Fire Marshall’s office. He will send a letter to several reviewers on the list requesting an estimate of time and cost to conduct the necessary review of compliance with NFPA 58. The Board will review the estimates for a comparison and select the most appropriate candidate to be commissioned by the Town. The applicant must reimburse the Town before the Board will render a decision. It is anticipated that a waiver to the 65-day time clock will be required for approval in this matter. Bergeron will work on the final set of plans and forward them to the Planning Board office as soon as possible.

There was no public input on this matter.

Lawson-Kelleher moved to continue the public hearing to November 19, 2007 at 7:30 p.m. at the Selectmen’s Office. Pro seconded and the motion carried unanimously.

Items for Discussion

- Review Riverside Hotel final submissions to determine if conditions have been met satisfactorily and plans may be signed.

The Planning Board Secretary will draft a letter to the applicant notifying the applicant that the plans were signed this evening with the understanding that construction would include installation of a concrete pad as reflected in the applicants’ submissions.

- Tim Butterworth – Request for Planning Board input on wind turbines.

Del Sesto will contact Butterworth and ask him to attend the next Planning Board meeting to discuss the matter.

- Review Spofford Partners Ltd/Bassler Boundary Line Adjustment final submissions to determine if conditions have been met satisfactorily and plans may be signed.

The Planning Board signed the plans submitted this evening.

Items for Information

- Pisgah State Park: Past, Present and Future – Forum to take place at the Keene Public Library Auditorium Tuesday, November 13, 2007 at 7:00 p.m.
- Lincoln Institute of Land Policy: Land Lines – October 2007 Edition

- NH DES: Supply Lines With The Source – Fall 2007 Newsletter
- ESRI 2007 GIS Solutions Expo – Thursday, November 29, 2007, 8:30 a.m. - 3:30 p.m. at the Sheraton Ferncroft Resort in Danvers, MA
- ESRI: ARC NEWS – Summer 2007, Vol. 29 No.2
- Advanced Mediating Land Use Disputes – Professional Development Course: November 28-30 at the Lincoln House in Cambridge, MA
- Connecticut River Byway - 8th Annual Harvest Supper and business meeting: November 15, 2007, 5:00 – 8:00 p.m. at the Quechee Inn
- Plan NH – Shaping New Hampshire’s Built Environment

Other Business

- DOT public hearing in Keene re: proposed revised 10-year plan. Del Sesto attended and reported that the old plan was said to have taken 33 years to complete and it was totally under-funded. Funding for the Keene Bypass was removed from the 10-year plan. The bridge crossing the Connecticut River from Hinsdale to Brattleboro was removed from the 10-year plan as well. Del Sesto stated that the Rte 63/Spofford Lake bypass was already a dead issue. The Welcome Center above Riverside was also removed from the 10-year plan; however, money was provided for this in the Capital Budget and should be constructed in the next 2-3 years. Rehabilitation of the old iron bridge crossing the Connecticut River from West Chesterfield into Brattleboro (foot bridge) was removed from the 10-year plan, but Del Sesto noted that a group of people in attendance wanted the rehabilitation project revived and would be pursuing this interest.

Items for Signature

- Minutes

The minutes of September 17, October 1, and October 15, 2007 were signed by Del Sesto.

- Plans

Final plans for the Riverside Hotel Site Plan Modification and the Spofford Partners Ltd/Bassler Boundary Line Adjustment were signed by the Board.

Adjournment

Starbuck moved to adjourn at 9:04 p.m. Blake seconded, and the motion carried unanimously.

Respectfully Submitted by:

Patricia L. Blum, Clerical Secretary

Approved November 19, 2007:

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

November 19, 2007
Date