

TOWN OF CHESTERFIELD, NH  
PLANNING BOARD  
MINUTES

MONDAY, APRIL 21, 2008

Present: Bob Del Sesto (Chairman), Valerie Starbuck (Vice-Chair), Stephen Pro (Secretary), Tom North, Elaine Blake, Susan Lawson-Kelleher, Brad Chesley (Alternate), Helga Frohn (Alternate), and Padi Blum (Clerical Secretary).

**Call to Order**

*Del Sesto called the meeting to order at 7:20 p.m.*

The Board welcomed Brad and Helga as newly appointed alternates. Blum collected contact information and will gather reference materials for them.

**Review of the Minutes**

- April 7, 2008 – Regular Meeting of the Planning Board  
*Blake moved to approve the minutes as written. Starbuck seconded, and the motion carried unanimously.*

APPOINTMENTS:

**Conceptual Consultations:**

- **Douglas Graham, NHDOT and NH Liquor Commission, joined by NH Travel and Tourism** - to discuss procedure relative to their plans for a proposed welcome center/liquor store on Route 9 in Chesterfield. Governmental Land Use applies as per RSA 675:54. Peter Engel of the NH Liquor Commission, Alice DeSouza of Travel and Tourism, NH Department of Resources and Economic Development, and Jeff Kuehl of DC Design accompanied Graham. John D. Shea of the Governor's Council was also in attendance this evening.
- **Steve Pro** - Pro requested clarification of procedure relative to recusal.
- **Michael Aldieri** - Aldieri requested a conceptual consultation to discuss potential for seasonal food vending cart placement at an existing business in the Residential zone operating under grandfathered commercial use. Aldieri was not in attendance this evening.

**Items for Discussion**

- Very Mill Corporation/Robert Clarkson and Osterman Propane – status update:  
Bergeron has requested a meeting with DeBlois, Bevis and Greenwood to clarify final modifications necessary to complete the Life Safety Review and move on to a final review and approval signatures. Del Sesto will be in attendance as well.
- Board Membership/ Alternates – status update:  
Frohn and Chesley have both been sworn in and are in attendance this evening.
- Election of Officers – The results of the Planning Board votes were as follows:  
Starbuck nominated Del Sesto for Chair, Pro nominated Lawson-Kelleher for Chair. There were no other nominations. Both candidates were willing to accept the nomination and felt that they were able to dedicate the time necessary. With no

further discussion, a paper ballot was cast and collected by the Clerical Secretary. The results were 4-2; Lawson-Kelleher was nominated to the Chair.

Del Sesto nominated Starbuck for the position of Vice-Chair, North nominated Pro for the position of Vice-Chair. There were no other nominations. Both candidates were willing to accept the nomination. With no further discussion, a paper ballot was cast and collected by the Clerical Secretary. The results were 4-2; Pro was nominated to the office of Vice-Chair.

Pro nominated Blake to the Secretary office. There were no other nominations. Blake was willing to accept the nomination. A role call vote was cast. Blake was unanimously voted to the office of Secretary.

Officers must be sworn in and will be seated at the May 5, 2008 meeting.

- Calendar of Business – The Board voted to record as the calendar of business only that the Planning Board regularly meets at 7:00 p.m. the first and third Mondays of each months (exceptions made to agreed upon holidays and other schedule conflicts), and that appointments are scheduled to take place at 7:30 p.m. on meeting nights.
- Land Development Regulations to be reviewed for possible amendments.  
Pro requested that the Board review Section 302 and come prepared for a discussion on amending the section at the May 5, 2008 meeting. Pro also would like to look into Preliminary Hearings and allowing the Board to make decisions at the Preliminary Design Review stage. Pro may contact LGC for clarification.
- List of ordinances to be reviewed for possible amendments – this is an ongoing item for review at each regular meeting of the Planning Board.

North requested that shared driveways be added to the list of items for review (Section 207 of Zoning along with any other references). A copy of the list will be furnished for reference at each meeting.

### **Items for Information**

- Blake informed the Board that she will miss several meetings in May and June due to her impending wedding.

### **Other Business:**

- Conflict of Ordinance agreements – have they all been signed and turned in to Selectmen Representative?  
All agreements should now be signed and turned in. Frohn and Chesley received their agreements and signed them prior to being sworn in
- Request for information from Bart Bevis – Bevis would like to know if the Planning Board made any stipulations in the review of the Cersosimo Development requiring that all driveways be paved.

The Board reviewed the file thoroughly. The Board did not require paved driveways. If there are any existing requirements, they may appear on the deeds. That would be a civil matter, not one imposed by the Planning Board.

### **Items for Signature**

- Minutes – April 7, 2008 Planning Board Minutes

**Adjournment**

*Pro moved to adjourn at 9:28 p.m. Blake seconded, and the motion carried unanimously.*

Respectfully Submitted by:

*Patricia L. Blum, Clerical Secretary*

Approved May 5, 2008:

//s// Susan Lawson-Kelleher  
Susan Lawson-Kelleher, Chairman

May 5, 2008  
Date