

TOWN OF CHESTERFIELD, NH
PLANNING BOARD
MINUTES

MONDAY, MAY 5, 2008

Present: Susan Lawson-Kelleher (Chairman), Stephen Pro (Vice-Chair), Jon McKeon (Selectmen's Representative), Bob Del Sesto, Valerie Starbuck (arrived after review of the minutes), Brad Chesley (Alternate), Helga Frohn (Alternate), and Padi Blum (Clerical Secretary).

Call to Order

Lawson-Kelleher called the meeting to order at 7:17 p.m.

Seating of Alternates

Lawson-Kelleher appointed Chesley to sit in the place of Tom North, and Frohn to sit in the place of Elaine Blake at tonight's meeting of the Planning Board.

Review of the Minutes

- April 21, 2008 – Regular Meeting of the Planning Board

Pro moved to approve the minutes as submitted. Chesley seconded, and the motion carried unanimously (Lawson-Kelleher, Del Sesto, Chesley, Pro and Frohn).

APPOINTMENTS:

Appointments - (7:30 p.m.)

- **Bryan Bassler**– This is an application for a Boundary Line Adjustment of properties located on North Shore Road in Spofford (Map 5F - Lot D1 & Map 6 - Lot A16). The lots are mixed Residential zone and Rural/Agricultural zone.

Pro moved to accept the application as complete. Starbuck seconded and the motion carried unanimously.

Lawson-Kelleher opened the public hearing.

Bassler presented the plans for a boundary line adjustment that would take an existing buildable lot of approximately 1/3 acre but does not meet today's zoning standards for a buildable lot, and increase it to a lot size of approximately 5 acres with the required frontage to meet today's standards to conform to a buildable lot.

The Board reviewed a letter from Code Enforcement Officer Greenwood and comments from Road Agent Bevis. Bevis had noted there was a drive indicated on plans that extended from the larger existing parcel toward the side setback of the smaller parcel. It was made clear that this could not be used as an access road to the smaller parcel; driveways may not cross the side setback. The applicant acknowledged such and stated that he had already spoken to Bevis and that the driveway would be conforming.

There were no questions or comments from the public.

Pro moved to close the public hearing. Starbuck seconded and the motion carried unanimously.

Del Sesto moved to approve the Boundary Line Adjustment with the condition that the drive to Map 6, Lot A16 be accessed through frontage (may not cross the side setback) Starbuck seconded and the motion carried unanimously. A minimum of 3 paper and 2 mylar sets of plans shall be submitted for Board signatures at the May 19, 008 meeting of the Planning Board.

Items for Discussion Items

- Very Mill Corporation/Robert Clarkson and Osterman Propane: Invoice from DeBlois Risk Services to be paid by applicant prior to final decision/signatures. Dave Bergeron and Bill Murray were present this evening for a final review and presented a check to the Town of Chesterfield in the amount of \$3,550.00.
- Very Mill Corporation/Robert Clarkson and Osterman Propane: Final Review Bergeron and Del Sesto reviewed changes. The Board deemed all changes to be minor and insubstantial and found the application and final submissions to be acceptable to grant final approval by the Planning Board in accordance with the conditional approval granted previously. There are some matters that will require review and approval by Code Enforcement and other safety officials, but all matters addressed by the Planning Board have been reviewed in a meeting with Del Sesto, Bergeron, Greenwood and DeBlois and they concur that everything is in order to allow the applicant to move on past the Planning Board approval stage. A final Life Safety Review would be required; the building permit would be contingent upon review and approval by the Code enforcement officer. Greenwood will be asked to provide a copy that he has signed or initialed to go into the Planning Board file when this is complete. A review will be required when the actual tank has been selected. This must also be reviewed by Greenwood. As well, the State Fire Marshall's office has set up a Gas Fitters Division; they too must complete a review prior to receiving a building permit.

Del Sesto moved that final approval be granted with conditions stating that a life safety analysis and tank specifications require Code Enforcement and Fire Chief written approval prior to issuance of a building permit and copies of approved documents will be submitted to the Planning Board file signed by officials. Starbuck seconded the motion.

There was some Board discussion on issuing a second formal notice of decision. Del Sesto wanted a final document clarifying that there was some deviation from the way the conditional approval was worded and would like clarification made as to what was addressed prior to signatures on the plats and what was still needed after the signatures to achieve final approval status.

The motion carried unanimously.

- Land Development Regulations to be reviewed for possible amendments. The Board review Section 302 and penciled in proposed changes.

- Items to be added to the list of ordinances to be reviewed for possible amendments.
 - Greenwood had submitted a letter to the Board requesting the Planning Board consider drafting a Housing Standard Ordinance. The Board will take the letter and information home for review and this matter will be discussed at the May 19, 2008 meeting.
 - Starbuck requested that a Noise Ordinance and Lighting also be added to the list for future consideration.
- OEP Planning Board Handbooks – 2007 edition distributed to all members.

Items for Information

- ZBA Decision – Kwader request for rehearing of request for variance denied 04-22-08
- Updated Board Member Contact Information – sheets distributed to each member. Chesley and Frohn presented additional information and it was noted that Blake would become Levlocke.
- Island Press – Planning publications available for purchase
- ESRI ARC News – Winter 2007/2008 edition

Other Business:

- The Agenda Schedule was reviewed. Members were asked to review Cluster and Subdivision regulations to prepare for the May 19 meeting.
- It was noted that there was a preliminary application on the May 19 agenda. Bevis had stated that the preliminary plans did not include information that he needed to be able to conduct a review. Drainage information and Cross-sections of the road were not provided. Pro and the majority of Board members felt that such detailed information should not be required and that depth of a review would be unnecessary for a preliminary hearing.

Items for Signature

- Minutes – April 21, 2008 Planning Board Minutes

Adjournment

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

Respectfully Submitted by:

Patricia L. Blum, Clerical Secretary

Approved May 19, 2008:

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

May 19, 2008
Date