

TOWN OF CHESTERFIELD, NH
PLANNING BOARD
MINUTES

MONDAY, JULY 7, 2008

Present: Susan Lawson-Kelleher (Chair), Elaine Levlocke (Secretary), Jon McKeon (Selectmen's Representative), Bob Del Sesto, Valerie Starbuck, Brad Chesley (Alternate), and Padi Blum (Clerical Secretary). Helga Frohn (Alternate) was excused due to health concerns.

Call to Order

The meeting was called to order at 7:10 p.m.

Seating of Alternates:

Chesley was appointed to fill the vacancy left by Tom North.

Review of the Minutes

- June 16, 2008

Levlocke moved to approve the minutes as submitted. Chesley seconded and the motion carried unanimously (Lawson-Kelleher and Starbuck abstained from the vote, as they were not present for the June 16 meeting).

Appointments

- **19 Brook Street Realty and Scott Parent** – This is a Site Plan Review application to address an additional use requested on approximately 2.56 acres located at 11 Brook Street, West Chesterfield, NH (Map 13, Lot E8) in the Commercial/Industrial zone.

Starbuck moved to accept the application as reasonably complete enough to open the public hearing for discussion, given the minimum contingencies of submitting a site plan based on the current site plan in use for Chesterfield Tire and submittal of all requirements, or request for waivers, applicable for site plan reviews. Levlocke seconded and the motion carried unanimously.

Lawson-Kelleher opened the public hearing.

Applicants would like to place a mobile food-vending stand at the Chesterfield Tire Site. A sketch of the site and Use Intensity Statement were reviewed.

Lawson-Kelleher opened the floor to public questions and comment.

Rick and Linda Borgeson of 71 Brook Street noted that their concerns were the location of the stand. They stated that they would not find it acceptable to allow the stand on the grassy area. They worried about traffic, aesthetics, and the fact that customers would not be parking at Chesterfield Tire as represented if in fact the stand was located in the grassy area; they are glad this was not the proposed location.

There was no other public in attendance and Lawson-Kelleher closed the floor to public questions and comment.

The Board identified the need for a site plan. It was noted that it may be possible to review the site with an overlay of the applicant's information on the current Chesterfield Tire site plan, indicating all necessary references (i.e. setbacks, frontage, etc.) and required information. It is a place to start to determine if the application is worth pursuing without demanding the applicants invest the cost of engineered plans at this time. Placement of the stand may need to be relocated. A variance would be needed to allow the stand in the currently proposed location, and the Chesterfield Tire site plan would need to be reviewed to be sure that it would not negatively impact required amount of parking provided for site activity.

Applicants were advised that would be necessary to allow for the submittal of additional information before a decision could be reached, and directed to pages 9, 10, 12-14, and 18-20 of the Land Development Regulations, Section 206 of Zoning to review parking, setbacks, etc., and signage limitations as per Section 401. An estimate of increased vehicle traffic and holding tank information, as well as indicating that there would be no lighting due to the fact that they would be operating in daylight hours only were requested to be added to the Use Intensity Statement. The applicants were also directed to Greenwood regarding gray water issues.

Del Sesto moved to continue the public hearing to Monday, July 21, 2008 at 7:30 p.m. at the Town Offices. Chesley seconded and the motion carried unanimously.

Items for Discussion

- Letter from Louise Rath, representing CFAR – The Board reviewed the letter, noting the sizeable crowd in attendance for the preliminary hearing for Browne Limited Partnership in regards to the proposed cluster development and subdivision on Atherton Hill Road. If another application comes before the Planning Board regarding this matter, the Board will make every effort to schedule the Town Hall to accommodate a larger crowd for the public hearing. It was noted that Board members are identified at the beginning of each meeting, and notice will be sent in compliance with regulations and the Right to Know Laws for any new application submitted.
- NHDES Permit By Notification – Valerie Starbuck: 1183 Route 9
- NHDES Notice of Administrative Completeness – Standard Dredge and Fill Application: B & K Aqua Club
- NHDES Letter/After-the-fact Standard Dredge and Fill Application for wetland impacts, to Chris and Sally Norton, Atherton Hill Road
- Land Development Regulations to be reviewed for possible amendments – tabled.
- Town Ordinances to be reviewed for possible amendments – tabled.

Items for Information

- Cellco Partnership/VZ Wireless/KJK Wireless – Co-location at 65 Pine Crest: Update – McManus provided the Planning Board with a bond that was forwarded to McKeon to take to the Select Board and Town Council. Per Rick Carrier, the Bond has already been reviewed

by Town Council and has been forwarded to the Select Board. The Select Board will notify the Planning Board when there is an approved and signed bond in force.

- IWO Bond – (FYI) - Existing bond to be replaced with new surety.
- River Valley News – Summer 2008 edition
- ARC News – Spring 2008 edition

Other Business

- Starbuck – Master Plan: Starbuck has given Carrier authorization to make final payment to SWRPC. Several printing options were reviewed. The final Master Plan will be 3-hole punched with a single butterfly fastener and loose professionally printed tabs. Starbuck reported that they are currently \$9,000.00 under budget. It was noted that the Master Plan will be available on-line in .pdf format. Planning Board members will each receive a personal copy (10 copies), the Select Board will receive 2 copies, the ZBA, Conservation Commission, Secretary of State, and the State Library will receive 1 copy each, the Town Office will receive 4 copies to retain for public review, the Chesterfield Library will receive 3 copies for review and check-out, and there will be an inventory kept on hand in the Selectmen's office for sale to the public. The number of copies to be ordered initially was debated.

Del Sesto moved that the Planning Board authorize Starbuck to order 40 copies of the Master Plan along with 2 CDs of the text and 2 CDs of the maps. Levlocke seconded and the motion carried unanimously.

- Levlocke – SWRPC: Levlocke attended the SWRPC Annual Dinner and Meeting and was nominated to the Board of Directors. Levlocke accepted the nomination.
- Stow Industrial Park – Del Sesto reported concerns over recent site activity taking place along Route 9. The buffer is being decreased and he is concerned that the activity has gone beyond stumping as permitted. It was also noted that boats from Chesterfield Marine have been moved onto this lot. Del Sesto believes a site review may be necessary for the level of activity taking place on this parcel and asked McKeon as the Select Board representative to ensure activity is monitored and enforcement is in place.

Items for Signature

- June 16, 2008 Minutes

Adjournment

Levlocke moved to adjourn at 9:43 p.m. Starbuck seconded and the motion carried unanimously.

Respectfully Submitted by:

Patricia L. Blum, Clerical Secretary

Approved August 4, 2008:

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

August 4, 2008
Date