

TOWN OF CHESTERFIELD, NH
PLANNING BOARD
MINUTES

MONDAY, DECEMBER 1, 2008

Present: Susan Lawson-Kelleher (Chair), Elaine Levlocke (Secretary), Jon McKeon (Selectmen's Rep.), Bob Del Sesto, Brad Chesley (Alternate), Helga Frohn (Alternate), and Padi Blum (Clerical Secretary).

Absent: Stephen Pro (Vice-Chair) and Tom North

1. Call to Order

Lawson-Kelleher called the meeting to order at 7:20 p.m.

2. Seating of Alternates

Frohn and Chesley were seated to fill the vacancies left by North and Pro.

3. Review of the Minutes

- November 17, 2008

Frohn moved to approve the minutes as amended. McKeon seconded and the motion carried unanimously.

4. Appointments - (7:30 p.m.)

- Dave Crane/PSNH - Crane submitted a letter informing the Planning Board of PSNH's intent to conduct roadside trimming along Rights of Way, to include Gulf Road which is designated as a "Scenic Road" and requests a public hearing relative to this matter. The Public Hearing will be held January 5, 2009 and requires 2 public notices published in local newspapers. All landowners are contacted directly by PSNH. PSNH will reimburse the Town of Chesterfield the actual cost of publishing the notice upon a receipt of an invoice on Town letterhead and a copy of the newspapers' invoices. Details of the specification for removal and other details may be viewed in the Planning Board office. Crane will ensure that the areas to be trimmed will be flagged as has been done in the past. Crane will contact and work with Road Agent Bevis. Bevis has stated that he would like to see PSNH trim/cut back to the full width of the right of way.
- Conceptual Consultation: Eugene Descoteau regarding permitted use of property on Route 9. This was a conceptual consultation; all discussion is informal and non-binding

- Deb Hogancamp - Re: CIP/Fire Precincts

Hogancamp presented information and questions from the fire precinct regarding the CIP process and the Board's recommendation for a joint purchase of a fire truck between CFD and SFD. Hogancamp told the Board that the commissioners are meeting quarterly and they hope to join the precincts. Hogancamp told the Board that the commissioners are meeting quarterly. It is Hogancamp's personal hope to see the precincts joined in the future. West Chesterfield has already been combined/eliminated as a separate entity. CFD and SFD are currently separate legal entities and that presents problems with purchasing equipment jointly. She stated that no insurance company would provide coverage to a fire truck purchased jointly. She also stated that there have been preliminary discussions about joining the Precincts; but they cannot be forced and trying to do so in this manner would not be a good idea. She would like to see a legal advisor overseeing this process.

The CIP process was explained to Hogancamp, and it was noted that the last CIP update had been completed prior to Hogancamp becoming a Commissioner. A copy of the updated CIP Expense Schedule was provided to Hogancamp. The schedules being used are from 2002. Hogancamp stated that she had not seen this information previously. There was conflicting and unclear information when comparing the information the Planning Board had and the information that Hogancamp presented.

Levlocke stated that the process needs to be refined. She felt that a step may have been missed; The CIP committee members should have brought presentations back to Department Heads to meet and review with them before coming back to the Planning Board for final reviews and recommendations. She has since gone back and reviewed information with Bevis and gotten some updated information from him.

Del Sesto felt that another option should be considered: replacing both pumpers, but not replacing the ladder truck. Once the useful life of the of the ladder truck is exhausted, he suggests the Town considers not replacing it, and expending the money instead on the more useful equipment.

McKeon read off a list of equipment that is owned by the city of Keene Fire departments. This list is smaller than that of the town of Chesterfield.

McKeon noted that there is a problem with Capital Reserve Funding for Equipment Replacement. The figures run into the negative and the documents need to be examined. The numbers supplied are what is the problem. The CIP is a reflection of the numbers provided by the Fire precinct and the already established CRF.

The Board was in agreement that information needs clarification and there should be more discussion between the Planning Board and the Fire Precincts before finalizing this part of the CIP. Levlocke and Hogancamp will meet to review and update information to be presented to the Planning Board next week.

5. Items for Discussion

- CIP: Follow-up discussion regarding the SFD and CFD equipment purchase - (see above). McKeon provided updated CIP documents
- Town Ordinances and Land Development Regulations to be reviewed and/or added to the list to review for possible amendments:

The November issue of LGC's Town and City carried an article about a new NH statute that requires towns to allow for workforce housing. It was noted that workforce housing (defined as 5 or more dwelling units) must be permitted somewhere in Town. The Town of Chesterfield's ordinances allow up to 4 dwelling units per building.

Bob moved that the Planning Board draft the following amendment to the Zoning Ordinance for proposal and recommendation to the Town to adopt at Town Meeting:

403.4 Dwelling Units Per Building

No building shall contain more than five (5) dwelling units.

Frohn seconded and the motion carried unanimously.

Blum will draft the amendment proposal and schedule a public hearing.

Del Sesto would like to review Section 301 – Cluster Development regulations for possible amendments. The Board is requested to review this section for a discussion to take place at the meeting of December 15th.

Lawson-Kelleher inquired about non-commercial recreational use that was not identified in the allowed uses in Residential and Rural/Agricultural zones. Del Sesto thought that PDD may be a vehicle to accommodate developing such uses if suitable and desirable to the Town. PDD are not meant solely for commercial developing. The Board would not be recommending any changes at this time.

Bob moved that the Planning Board draft the following amendment to the Zoning Ordinance for proposal and recommendation to the Town to adopt at Town Meeting:

207.5 Waste Disposal Systems

- A. All on-site waste disposal systems shall comply with all applicable NHWSPCC and local regulations. The underground portions of driveways and any above-ground portions of on-site waste disposal systems are exempt from the setback requirements of this ordinance but not the sight distance requirements of Section 207.3. All applicable state setback requirements must be complied with.

McKeon seconded and the motion carried unanimously.

Blum will draft the amendment proposal and schedule a public hearing.

Review of the Application Process and Submission Flow Chart was tabled.

The Board was asked to review and come prepared for discussion on the following items for the Meeting of December 15th as well:

- Shared Driveways
- Driveway Standards
- Corner Lots and Setbacks along Route 9

6. Items for Information

- Code Enforcement Letter – Riverside Hotel: Greenwood thanked Saba for addressing some of the previous concerns and notes that there are still lighting concerns that must be addressed in order to be compliant with Planning Board site approval.
- LGC – NH Town & City: November/December 2008 edition

7. Other Business

8. Items for Signature

- None

9. Adjournment

Levlocke moved to adjourn at 10:53 p.m. Frohn seconded and the motion carried unanimously.

Respectfully Submitted by:

Patricia L. Blum, Clerical Secretary

Approved: January 5, 2009

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

January 5, 2009
Date