

TOWN OF CHESTERFIELD, NH
PLANNING BOARD
MINUTES

MONDAY, OCTOBER 19, 2009

Present: Susan Lawson-Kelleher (Chair), Bob Del Sesto, Jon McKeon (Selectboard Representative), Tom North and Brad Chesley

Absent: Stephen Pro (Vice-Chair) and Helga Frohn

Call to Order

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

Appointments

William Penney/Truck Camper Warehouse - Property located on Lyman Way (Map 14, Lot A11.4) in the Commercial/Industrial zone.

Roof pitch

The Board considered a minor change in the roof pitch.

William Penney was present to present the change to the board, also present was Art Chickering-site work and Bill Hatt - Builder. Penny would like to change the roof pitch from 4/12 to 6/12. This was suggested to him for snow removal purposes. Lawson-Kelleher asked if this was a minor change and does not require re-notification. The boards' consensus was that this is in fact minor and does not need notification. Del Sesto states this will still be under the 35' maximum height for a roof.

North moves to approve roof pitch change from 4/12 to 6/12. Chesley seconded the motion, which carried unanimously.

Drainage plan amendment

The Board considered a minor change in the drainage plans. Penney stated that the two catch basins are no longer needed. The water is flowing toward the retention pond. Chickering states that the catch basins could cause the funnel effect and the natural flow of water is preferred by DES. The funneling effect could cause more erosion problems. The sheeting run off lets the water go out slowly.

McKeon noted that the Board is taking this information without benefit of any backup documentation and any liability caused would lie with the Planning Board. Del Sesto suggested to have a drainage report to show this change with the new drainage calculations and should be stamped by the engineer.

Lawson-Kelleher would like a revised sketch with stamp from engineer before the board makes a final determination. The Board agreed that this would also be a minor change and does not need any additional notification. Penny stated he would send his representative with the revised drainage calculations for the November 2nd meeting.

Review of the Minutes

- October 5, 2009 –
North moved to approved the minutes as amended. Del Sesto seconded the motion, which carried unanimously.
- October 13, 2009 (meeting notes – no quorum present) the notes were reviewed and amended
Bob moved to approve the amended meeting notes. Lawson-Kelleher and Del Sesto were the only ones present who attended. There was a consensus between Lawson-Kelleher and Del Sesto.

Items for Discussion

- **Voluntary Mergers** – The Board discussed requiring copies of deeds when processing voluntary mergers. Lawson-Kelleher thought it would be extraneous and only cause more paperwork for the applicants. Del Sesto stated it would be easier to make sure all the owners are aware of the merger.

A copy of the merger application was reviewed. Lawson-Kelleher will bring a copy of the RSA regarding mergers to the next meeting. Ross was asked how ownership is verified and would incorrect ownership be caught at the Registry of Deeds. She advised that properties have been transferred incorrectly and stated that the Zoning Board regularly asks for a copy of the deed with each application. It was noted that if the applicant knows up front that a deed is required it shouldn't be a problem. The board agreed to entertain a motion to require deeds.

- **Camp Spofford** – DeBlois Risk Services report on the review of the Submissions from Brickstone Mason for Camp Spofford Chapel.

The board reviewed a letter from DeBlois Risk Services regarding their review of the submission from Brickstone Mason for Camp Spofford Chapel. The board agrees that items 1 and 2 are ok and need no discussion. Item three however is incorrect and needs to be addressed. It reads that a complete submission from the installing contractor for the occupant notification and fire alarm system shall be submitted for review prior to installation. It should have read that a complete submission from the installing contractor for the occupant notification and fire alarm system shall be submitted for review prior to a building permit being issued. Formal notification needs to go out to Camp Spofford regarding this change. It was suggested that the October 5th meeting minutes should be sent to the applicant.

Del Sesto advised that he had spoken to Greenwood and advised that no building permit should be issued until 1) a full fire alarm design is submitted and approved by DeBlois and 2) that DeBlois is paid for the work done to date. The sprinkler system should be tied to the certificate of occupancy.

- **Ordinance Review Session** – Sections I – III of the Land Development Regulations

The Board reviewed Articles I – III for possible changes. A working copy of the proposed changes will be on file. A notable change is removing Lot line adjustments as a subcategory of subdivisions making it a separate category.

Items for Information

- NH Town and City magazine
- DES newsletter

- Keene notice of public hearing for Conditional Use Telecommunication Review
Notification to us as abutters, Cingular adding service on existing tower and smoke stack
- Browne Limited Partnership confirmation to extend statutory deadline to 11/2/09. Lawson-Kelleher advised that 10 bid packages were sent out. Underwood had called her and declined.

Other Business

- Del Sesto advised that Underwood has begun parking boats on the vacant lot prior to resubmission of his site plan review and Planning Board approval. A picture was submitted and asked that it be given to Greenwood.

Items for Signature

- Amended/Approved Minutes – October 5, 2009

Adjournment

Del Sesto moved to adjourn at 10:12 pm. North seconded the motion, which carried.

Respectfully Submitted by:

Patricia Lachenal
Planning Board Secretary

Approved by:

Susan Lawson-Kelleher, Chairman

Date