

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD
MINUTES**

MONDAY, DECEMBER 7, 2009

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

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

Call to Order

Lawson-Kelleher called the meeting to order at 7:15 PM.

Review of the Minutes

- **November 16, 2009** –
*Del Sesto motioned to accept the minutes as amended. Frohn seconded.
The motion carried unanimously.*

Appointments

- **George Wright – Conceptual consultation** on minor subdivision – Stage/Castle road.
George Wright and Ed Goodrich Jr. (Surveyor) attended. There were no minutes taken as consultations are non-binding to either party.
- **Saba/Riverside Hotel** - Clerical Secretary notified board that Saba called and informed her that he would not be coming to the meeting. He will be bringing the necessary information to the next meeting. Chesley inquired as to what he was scheduled at the meeting for and was informed that he was to provide a new use intensity statement with changes regarding the walkway and the outside outlets.

Items for Discussion

- **NE Power Company Wetlands Bureau** – Permit by notification. The board would like to keep the information, but does not need to address it at this time.
- **Truck Camper Warehouse** – Information dropped off at Town Office Buildings.

Catch Basins/Drainage Report – A drainage report was dropped off, and it contained a date stamp of December 7, 2009.

Outside Electrical Outlets – McKeon stated that the new plans show a total of 8 electrical outlets and the use intensity statement indicates that there are eight (8), so they now match.

Propane tank- Del Sesto noted that the new plans included a new place for a propane tank; however the old one was not removed from the plan. It was also noted that there is no line from the new propane tank to the building. Lawson-Kelleher stated that he solved the location problem and all he has left to do is erase the old tank and line, and add a line from the new tank location. Lawson-Kelleher suggested that the board approve the plans on a conditional approval basis. The condition would be that the plans be changed, removing

the old propane tank and line and adding a line to the new tank. Del Sesto indicated that he was leery because he did not want the tank to go in before the new plans were signed by the board and asked what it would accomplish to do a conditional approval. Frohn mentioned that if the board granted a conditional approval, the plans could potentially be signed the following day. Chesley stated that his understanding was that if we conditionally approved it, then he could go ahead and bury the tank. Del Sesto said no, that even if the board conditionally approved it, they could not do the work until the plan is signed. Lawson-Kelleher mentioned that she felt if the board did a conditional approval, the issue could be resolved quickly. She also stated that because of the time of year it is important to get the tank buried before the ground freezes. Del Sesto said that someone would have to contact Penney and tell him that the conditional approval does not mean he can do it. Lawson-Kelleher explained that she would call him and let them know about the conditional approval. Chesley added that Lawson-Kelleher needed to also explain that the work can not be completed until the new plans are submitted and signed.

Frohn motioned that the board conditionally approve the modification of the revised site plan on the condition that the former propane tank and its line as shown on the plan are removed and there is a line added from the new tank to the building on all of the plans. Chesley seconded and the motion carried unanimously.

The board members agreed that Lawson-Kelleher will contact Penney and once the plans have been revised the plans will be signed.

➤ **Memo from Chet Greenwood-** Building Ordinance 15.04 Exc. 2

Greenwood would like the board to adopt the following change to section 15.04 Exc. 2 of the Building Ordinance : Add “and/or Residing” after “Reroofing”.

Del Sesto moved to hold a public hearing on December 21, 2009 for the purpose of the change to the building ordinance. The board voted unanimously to hold the public hearing.

➤ **Ben Wyatt** Rezoning of Property on Route 9

Lawson-Kelleher mentioned the possibility of a problem with spot zoning if the planning board brings the rezoning to the town meeting. Del Sesto suggested that if the planning board was to support this, it should be due to planning reasons, not simply because Wyatt came to them. McKeon asked how the rezoning would fit into the master plan. Frohn provided the board with a copy of the master plan. Chesley suggested that Chesterfield does not have enough commercial property. Del Sesto mentioned that the board should be cautious because if it is rezoned, it does not guarantee he will use it for the commercial business he spoke about in the consultation. McKeon mentioned the need for a study if the planning board was to bring it forward. The board discussed a need for a balance between residential property and tax money from commercial businesses. McKeon pointed out that the balance is not always what the vocal minority wants, and thinks a professional should be consulted. The board will be advising Wyatt to go the petition route.

➤ **Fee Schedule** – Lawson-Kelleher mentioned the Land Development Regulations do not require an escrow account for the Technical Review of Plans as was discussed at a prior meeting. Lawson-Kelleher noted that number 4 (four) on page 50 needs to be changed to require an escrow account.

- **Camp Spofford** - Lawson-Kelleher stated that Chet would like Deblois to follow up on the life safety review. Del Sesto stated that Deblois does not have instruction to do a follow up on the life safety end of things. Chet would like Deblois to do the final inspection before the occupancy permit. McKeon stated that the board needed to request the inspection. It was agreed that a letter should be sent to Deblois.

Items for Signature

- Amended/Approved Minutes – November 2, 2009

Adjournment

Frohn moved to adjourn at 9:10 pm. Chesley seconded the motion, which carried.

Respectfully Submitted by:

Patricia Lachenal
Planning Board Secretary

Approved by:

Susan Lawson-Kelleher, Chairman

Date