

TOWN OF CHESTERFIELD, NH
PLANNING BOARD SITE VISIT
MINUTES

Tuesday, May 26, 2009

Present: Susan Lawson-Kelleher (Chair), Steve Pro (Vice-Chair), Jon McKeon (Selectmen's Representative), Helga Frohn, Bob Del Sesto, Tom North, Elaine Levlocke (Secretary), Chet Greenwood (Building Inspector/Code Enforcement Officer)

Absent: Brad Chesley (Alternate)

Call to Order

Pro called the meeting to order at 8:30.

Public Present: Pierre Saba, Atty. Michael Bentley, Atty. Gary Kinyon, David Belanger, Monime Stanclift, Bob Brockmann

Levlocke moved to re-open the public hearing, North seconded the motion, which unanimously carried.

Pro stated the Board would be looking at the area of missing junipers, 15' light poles on sonotubes, the décor pillar fencing, proposed dumpster site, 4' light fixtures, emergency access lighting, and the delivery path.

The pillar fence located closest to Route 9 will go from the pillar to the right property line. The opposite pillar located on the left of the drive will go from the pillar to the left turn area. Belanger has no opposition to these particular pillars/fences. Having the pillar within the side setback poses an issue for the Board depending on the definition if this is a separate structure. Bentley advised the pillars support electric cables in the future to host lighting. Del Sesto advised if this were the intent, indicating such on the plan now would be beneficial for the applicant. Also, include the heights and cut sheets as well.

The Board requested the data sheet for the flagpole.

The area indicated as the proposed dumpster site was discussed and will be removed from the plan per the applicant. The dimension of the new dumpster location will be shown on the plan; the Fire Chief will be consulted to ensure accessibility and safety.

The 6' aluminum fencing will go from the left pillar behind the shrubs/trees to the utility pole. The junipers currently located near the post office to shade the dumpsters were discussed for size & aesthetics.

The pillar fence accessing the hotel from Mountain Road was shown to go from the left pillar of the drive on a right angle to the signposts (between). The applicant needs to ensure this is not in the R.O.W.. The right fence will extend from the pillar to the hillside.

Atty. Kinyon advised the Board of Belanger's concern that the proposed fence ended at the end of the guardrail, which will impede Belanger's view of the river.

The lighting was observed and Greenwood advised exits require lighting. Egress lighting was discussed. The corner spotlights are for power failure. The 100% downcast or cut-off requirements were discussed. The site plan from 2007 indicates junipers along the sonotube poles, which are non-existent. Discussions of the concerns of shielding for Belanger and the washouts, sizes and potential substitutions for providing the screening of 5' conifers.

Belanger welcomed the Board into his home to see the impact of the hotel's lighting. The Board viewed the hotel from Belangers.

Belanger brought small lighted and pointed signage forth as a possibility (comparable to Super 8 with the name and arrow supported with a low voltage lighting.)

The lights on the second balcony as the same decorative light fixtures with tubes which are very effective. The ones missing the shields however are a concern. These fixtures are not as required by the Board as factory downcast.

The delivery path lighting also used retrofitted shields, which were not providing downcast lighting as required. The 4' lights in front, which, according to the plan were to be 15' are not downcast but were done with the Building Inspectors approval according to Saba. They were painted white and are believed by the applicant to provide safety and longevity.

The three lights at the far end of the hotel, by Route 9 are not downcast.

Belanger brought forth the idea of having square lights, similar to those in the retaining wall, added to the structures on either side of the driveway entrance instead of lights mounted on top. He would not be opposed to such lighting, depending on voltage and lighting type.

Frohn moved to continue the public hearing to July 6, 2009 at 7:30 at the Town Offices. Lawson-Kelleher seconded the motion, which unanimously carried.

Adjournment

Levlocke moved to adjourn at 9:22 p.m. Frohn seconded the motion, which carried unanimously.

Respectfully Submitted by:

Elaine H. Levlocke

Approved June 1, 2009:

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

June 15, 2009
Date