

TOWN OF CHESTERFIELD, NH
PLANNING BOARD
MINUTES

MONDAY, JUNE 7, 2010

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

Absent: Stephen Jacobson

Alternate: James Corliss

Call to Order

Lawson-Kelleher called the meeting to order at 7:25 PM.

Lawson-Kelleher seated the alternate to bring the board up to seven members.

Review of the Minutes

May 17, 2010 - *Frohn motioned to accept the minutes as amended. Chesley seconded. The motion carried unanimously*

Appointments

- **Robert G. Calef Trust, Bank of America Trustee** – This is a continuation of the application for a Planned Development District of the property located on Old Chesterfield Road (Map 11, Lot A-6) consisting of approximately 16.05 acres in the Residential zone. This is a Public Meeting for accepting the submission of the application. It may be followed by a review to grant or deny approval of the application.

The applicants notified Lachenal they were unable to attend the meeting. Del Sesto motioned to continue the hearing to June 21, 2010 at 7:30 PM. Chesley seconded the motion which passed unanimously.

- **Scenic Road** – The purpose of this hearing will be to consider the request of The Chesterfield Highway Department for trimming trees/brush on Gulf Road. The Town has designated Gulf Road as a scenic road and pursuant to RSA 231:158 II a public hearing is required.

Lawson-Kelleher read the Highway Departments request to the board. Lawson-Kelleher asked if there was any public present for the Scenic Road hearing, and there was not. Corliss inquired as to why we would not allow the Highway Department to do clean up the brush. Lawson-Kelleher noted that not everyone has the same definition of trimming. The road was designated a scenic road and therefore the board must approve work before it is done on this road. Lawson-Kelleher noted that the request

was not very detailed. Chelsey asked if road would be marked prior to the work. Jon noted that it would not be marked first.

Del Sesto motioned that the board gives the Highway Department/Road Agent permission to cut back the brush on Gulf Road as requested. Frohn seconded the motion which carried unanimously.

Bart Bevis showed up in case the board had questions. He answered the boards questions regarding the fact that he will not be cutting trees, just cutting back the brush.

- **VE Properties V, LLC** – This is an application for a Lot Line Adjustment of properties located at Stow Drive (Map 12, Lot A1.27 and A1.26) consisting of approximately 5.1 acres in the Commercial/Industrial Zone. This is a Public meeting for accepting the submission of the application. It may be followed by a review to grant or deny approval of the application.

Present for the hearing – Dave Bergeron and Dave Rudge

The board reviewed the application and submittals from VE Properties for completeness. Lawson-Kelleher asked if anyone had any comments on the application for Boundary Line Adjustment.

Frohn moves to accept the application as complete enough to move to a public hearing. McKeon seconded the motion, which passed unanimously.

Dave Bergeron explained that Osterman owns both properties Map 12 Lot A1.126 and A1.127. Lot 126 will become smaller from approximately 3.05 acres to 2.24, and Lot 127 will go from approximately 2.04 to 2.87 acres. The purpose of the lot line adjustment is that the building on Lot 12 A1.27 needs additional parking. Del Sesto mentioned to Dave that the Planning Board has an approved plan with a building on lot 126 which is not shown on the Lot Line Adjustment Plat. Del Sesto wants to know if the adjustment infringes upon that lots compliance. Bergeron stated that it does not infringe on the existing site plan. The existing site plan still complies even with the Lot Line Adjustment. The board discussed the necessity to add the building to the plat. Bergeron explained that they left it out because the registry does not like to have to much on the plat. It was suggested that they use a narrative to state that the lot line adjustment does not affect the existing site plan. The consensus of the board is that a narrative would work in this case. Del Sesto mentioned that there needs to be an agreement to share drainage and maintenance between the two lots. Lawson-Kelleher noted that the board had just asked another applicant to do the same thing and that the wording should be consistent with that. Bergeron will visit the office and acquire the wording as acceptable to the board.

Del Sesto motioned to conditionally approve the application for a Lot Line Adjustment of properties located at Stow Drive (Map 12, Lot A1.27 and A1.26), with the following conditions:

1. *Suitable documentation to show both lots meet the percentage requirements for structures and the percentage requirements for impermeable areas according to the zoning regulations.*
2. *Agreement for maintenance and sharing detention ponds to be submitted and added to the plan.*

Chesley seconded the motion, which passed unanimously.

- **VE Properties V, LLC** – This is an application for Major Site Development of property located at Stow Drive (Map 12, Lot A1.27 and A1.26) consisting of approximately 5.1 acres in the Commercial/Industrial Zone. This is a Public meeting for accepting the submission of the application. It may be followed by a review to grant or deny approval of the application.

Present for the hearing – Dave Bergeron and Dave Rudge

The board reviewed the application and submittals from VE Properties for completeness.

Lawson-Kelleher asked the board if there were any concerns. McKeon noted that under 403.3 2b it states that Setback dimensions must be shown for all structures, including parking areas and the plan shows the setback only for the parking area. He also noted that elevation needs to be shown for all buildings. McKeon noticed that there are fences indicated but no detail is provided. The board discussed the fact that details contained on the plat pertaining to lot 126 were for information only. The applicant indicated that there is no change in lot 126 from the site plan as approved previously by the planning board. The board would like to have that in writing so there is no confusion.

McKeon moves to accept the application as complete enough to move to a public hearing. Frohn seconded the motion, which passed unanimously.

Dave Bergeron explained that the purpose of the Application for Major Site Development is to expand the parking lot in Lot 127. The same driveway will be used, causing no new curb cuts. There is approximately an additional 60 spaces with the new plan. United Natural Foods is looking to add personnel to the building and possibly more in the future. Bergeron noted that the leach field approved in 1997 was for 75 employees which is about where they will be with the additional personnel. McKeon asked if the second tank was ever installed. Bergeron and Rudge were both unsure. It was noted that it would need to be a condition of approval that if the tank has not been installed, it be installed. Bergeron explained that they were planning to make the detention pond narrower and longer in order to make the room needed for the parking lot. He mentioned that drainage was done for 25 and 50 year storms, the 50 was provided to the board and shows that there is no additional runoff. He noted they will be installing a wood beam guardrail to protect the lot from the pond. Del Sesto asked about the actual height of the light poles. The plan indicates a 20 foot pole and a 3 foot base. It was noted that Chet Greenwood had the same question. Bergeron explained that the total was to be 20 feet above finish grade. Del Sesto noted that cut sheets were needed for all of the new lights. Bergeron noted that there will be no new light fixtures on the building. Del Sesto stated a noticeable difference in light from one side of the parking lot to the other. Bergeron stated that they looked into staggering the

lights to even it out, however in considering the abutters, decided to put all of the lighting on one side of the parking lot. The lights do provide an acceptable amount of illumination. Del Sesto noted that he does not feel qualified to read the drainage

calculations and wondered if anyone on the board felt they could do so. Lawson-Kelleher read the letter from Thayer R. Fellows. Corliss noted that the letter from Fellows indicates parking at the north. Bergeron stated that Fellows meant the new parking area and indicated that the incorrect direction given by Fellows may have been due to Bergeron indicating the incorrect direction when speaking with him. Del Sesto noted that Fellows will need to correct the letter. The board looked over the drainage reports and the plats. Del Sesto said he believes that the report needs to be sent out for a third party review or someone on the board needs to indicate they are qualified to look it over for accuracy. Chesley asked if the report needed to be stamped by an engineer. He was told that yes it does need to be stamped. Chesley indicated that it was his belief that the engineer's reputation was on the line and this is not a big deal, the board receives drainage reports all the time. Frohn agreed with Chesley. Corliss indicated that he was nervous just taking the engineer's word for it – especially after the mix up with direction on the letter enclosed in the report. Willich indicated that the report is difficult for the average board member to comprehend, and she would have liked to see a summary with the report. The board voiced some concerns with the fact that the pre and post plats did not seem to be consistent. Pre-Development runoff was not that of the approved site plan. Bergeron mentioned that the pre-plat is before the Osterman development. He noted that using the numbers from current to proposed would not give an favorable number.

Del Sesto motions for the storm water management and drainage calculations be sent out to a third party for review. Corliss seconded the motion, which passed by majority vote. (Yes: Del Sesto, Corliss, Willich, and McKeon) (No: Lawson-Kelleher, Frohn and Chesley)

Lawson-Kelleher asked who the board will send it to. McKeon noted we could check with Holden to see if they can complete the review quickly. Lawson-Kelleher stated she would contact Holden and let the board know. Del Sesto noted that he would like three reports for the expert to look at. Bergeron will get the three reports. Chesley asked why three reports were needed. McKeon noted that the post development runoff needs to be less than Predevelopment run off.

Frohn moves to continue the public hearing to June 21, 2010. McKeon seconded the motion, which passed unanimously.

Items for Discussion

McKeon asked if anyone had any questions on the Atherton Hill covenants. The board was not prepared to discuss this and will speak about it again at the next regular meeting. Del Sesto did mention that the covenants did need to be number checked. Del Sesto also noted that he does not like the wording in the last paragraph because of the word “portion”. McKeon will mention to attorney. Board will discuss again at next meeting.

Items for Signature

- Amended/Approved minutes April 6, 2010
- Amended/Approved minutes April 19, 2010
- Amended/Approved minutes May 3, 2010

Adjournment

Frohn motioned to adjourn at 10:25 PM, Chesley seconded the motion, which carried.

Respectfully Submitted by:

Patricia Lachenal
Planning Board Secretary

Approved by:

Susan Lawson-Kelleher, Chairman

Date