

PLANNING BOARD
Monday, November 21 2022
Public meeting convenes at 7:00 p.m.
Appointments scheduled to begin at 7:30 p.m.
In person at the Town Offices with a Zoom option for the public.

Present: James Corliss, Joe Parisi, Joe Brodbine, Maria Bissell, James Hancock (alternate), Bob Maibusch, Steve Laskowski, and Fran Shippee. Also present at the meeting was Recording Secretary, Jennifer Keating.

Absent:

Others Present: Celine Lacroix

Call to Order: James Corliss called the meeting to order at 7:00 P.M.

Seat Alternates:

Review of the Minutes

November 7, 2022

Parisi moved to approve the minutes from November 7, 2022, as presented. The motion was seconded by Brodbine and passed unanimously via roll call.

Appointments

Conceptual Consultation – Jeannette Hubert

The board was notified ahead of the meeting that they would not be able to attend, their conceptual consultation will be scheduled for the next meeting.

Conceptual Consultation – Matthew Bombaci, Stow Drive

Conceptual Consultations are non-binding on either party and no minutes are held.

Public Hearings

River Realty and MTG Holdings, LLC have submitted an application for a Lot Line Adjustment for properties located at 182 and 214 Mountain Road, West Chesterfield, NH 03446. (Tax Map 25A, Lots A1-A2) consisting of approximately 12.2 acres in the Rural/Agricultural Zone. This is a public hearing for accepting of the application. It may be followed by a review to grant or deny approval of the application

Bissell asked which portion of Tax Map 25A, Lot A006 was being adjusted, Lacroix, the representative of the property, said that it was listed because the town considers it one lot, but she listed both of the parcels.

Brodbine made the motion that the plan was complete enough to review. Parisi seconded the motion. Motion passed unanimously.

Lacroix explained that 182 Mountain Road currently has a single-family home and 5 cabins, while the 214 Mountain Road property has two cabins and other multiple family units. She would like a

lot line adjustment in order to keep the cabins with the rental properties so that she can sell the house without jeopardizing the cabins.

Lacroix has a variance from the ZBA in order to have a non-conforming property. She will be installing a new well for the single-family home. Brodbine explained that the variance was needed because the Single-Family home would be on a property that is less than 5 acres. LaCroix noted that the well is not on the plans. Corliss stated that he would like to see the well documented on the plans or in a note, because it is part of the ZBA variance. Lacroix commented that the septic approvals are on file with the town. The first ZBA Variance has been signed, but the updated variance has not yet been signed.

Parisi said that he would like to have the ZBA requirements with separate septic clearly shown on the property. Parisi said that it would be acceptable to present a separate plan if there is too much information. Hancock asked why when there is no change on the property. Brodbine said that he thinks that a note on the drawing would satisfy the requirements, because the ZBA did not ask for a septic plan, just the fact that they were on the property. Maibusch asked if the board would consider a conditional approval.

Hancock asked if the septic were registered with the town. Lacroix said that all the operational approvals are on file with the town. Hancock said that he is worried that the board is asking the applicant to incur added expenses by asking for a septic survey. Brodbine said that he thinks that if they have a note “approximate location” it would satisfy the board.

Brodbine stated that he believes that the ZBA was motivated to make sure that the septic and the well were not shared across property lines. Parisi asked if the septic ordinance applied to this property, Maibusch replied that was only the Spofford Lake district, not the river. Corliss commented that he thinks that a note on the plans would satisfy the requirements. Brodbine agrees. Parisi said that he does not agree, he would like to see the septic on the plans. Laskowski concurred. Lacroix stated that she would be happy to add the new well to the plan but is concerned with the amount of work that a septic survey would take.

Corliss made the motion to conditionally approve the Boundary Line Adjustment for River Realty and MTG Holdings, LLC, with the conditions that the location of the new well be added to the plan and a note that each resulting property will have separate water and its own state approved septic system on the property.

Maibusch seconded the motion. No further discussion was held. Vote was held via roll call. Motion passed. Laskowski and Parisi opposed.

The Town of Chesterfield Planning Board has scheduled a public hearing on changing Land Development Regulation 501.2 to read “Public Notice: Notice to the general public of a hearing shall be given at least ten (10) days prior to the hearing by posting in at least two public places and by publication on the Town of Chesterfield’s website.” This is a public hearing for accepting of the change. It may be followed by a review to grant or deny approval of the change.

Parisi made the motion to make the change to the Land Development Regulations. Shippee seconded the motion. Vote held via roll call, all in favor. Motion passed unanimously.

The secretary will send one final notice to the newspapers to inform the public of this change.

Parisi asked Shippee if the approved Planning Board Budget would be changed to reflect the savings. Shippee said that she will mention it to the Selectboard. Parisi asked if the ZBA would be making the same change, Brodbine said that it had not yet been discussed.

Items for Discussion

Senior Workforce Housing

Corliss noted that he put a poll under his name on the Chesterfield Facebook page with three options regarding the changes of Senior Housing and Workforce Housing. Hancock said that he thinks that if the Senior Housing portion of the Land Use Regulations remains, he thinks that it needs to clearly include Workforce Housing.

Laskowski said that he feels as though removing Senior Housing Regulations is not a way around not having Workforce Housing in the town. He believes that the town would be required to have workforce housing if a developer presented a plan.

Bissell said that she thinks the board needs to be proactive in the Senior Housing Regulations so that they are adjusted to include Workforce Housing.

Brodbine stated that he thinks it would behoove the town to have a proper definition so that the state does not dictate what the regulations should be. Brodbine said that he thinks that it should be proactive. Maibusch said that he thinks that because the town voted in Senior Housing, Workforce Housing should be added. Hancock said that he believes that the Workforce Housing rules needs to be just as advantageous as the Senior Housing regulations.

Corliss commented that the state already has Workforce Housing definitions that could be utilized.

Hancock would like to have Ratigan review the language prior to submitting it to the town.

Corliss said that the board would need to make a proposal soon in order to have it voted on at Town Meeting.

Other Business

Wetlands Permit by Notification – Spofford Yacht Club

The board reviewed the permit with no additional comments.

Items for Signature

Adjournment

Brodbine moved to adjourn at 8:25pm. The motion was seconded by Parisi, motion passed unanimously.

The next meeting will be held at 7:00 PM on December 5, 2022, at the Town Offices and virtually.

Respectfully Submitted by:

Jennifer Keating

Planning Board Secretary

Approved by:



James Corliss, Chair

6DEC2022

Date