

PLANNING BOARD
Monday, January 16, 2023
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 Brodbine, Steve Laskowski, Maria Bissell, Bob Maibusch, James Hancock (alternate), and Fran Shippee. Also present at the meeting was Recording Secretary, Jennifer Keating.

Absent: Joe Parisi

Others Present:

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

Seat Alternates: Hancock was seated.

Review of the Minutes

January 2, 2022

Hancock moved to approve the minutes from January 2, 2022, as amended. The motion was seconded by Brodbine and passed unanimously.

Appointments

Public Hearings

The Town of Chesterfield Planning Board has scheduled a public hearing for the proposed addition to the Zoning Ordinance 304 -Workforce Housing, and the necessary changes to 203.2, 204.2, and 205.2 (Permitted Uses of Zoning Districts). This is a public hearing for submitting the change at Town Meeting. It may be followed by a review to grant or deny approval of the change.

The proposed amendment reads:

203.2 R Workforce Housing, subject to compliance with Section 304

204.2 P Workforce Housing, subject to compliance with Section 304

205.2 L Workforce Housing, subject to compliance with Section 304

304 WORKFORCE HOUSING

304.1 Authority

This Section, 304 Workforce Housing, is adopted pursuant to the power granted in RSA 674:16 II and RSA 674:21 for innovative land use control. To provide the flexibility needed to achieve the purposes of this section the Planning Board is hereby granted authority to impose standards and conditions pursuant to achieving these purposes. The Planning Board is hereby granted authority to administer this Section.

304.2 Purpose

The purpose of this Section is to enable the development of multiple unit “Workforce Housing” in the town of Chesterfield in accordance with the intent of Chesterfield Master Plan to provide important needed housing opportunities for the workforce in Chesterfield.

304.3 Site Plan Review

A Site Plan for a proposed Workforce Housing Development including landscaping, buffer zone details, and recreational area details shall be submitted to the Planning Board for review and approval.

304.4 Definition and Scope

“Workforce Housing” is a collection of dwelling units intended and operated for occupancy by persons meeting the requirements of RSA 674:58-61.

A. There shall be a maximum of twenty-four (24) dwelling units total in the development. Common areas, laundry rooms, recreational areas, utility rooms, or other nonresidential space shall not count toward this limit.

B. There may be more than one building providing the total number of dwelling units does not exceed twenty-four (24).

C. Buildings shall be a maximum of two (2) stories and comply with the Chesterfield Building Ordinance.

D. There shall be a maximum of three (3) bedrooms in any dwelling unit.

E. The Planning board shall insure that covenants are in place to assure the project is used as presented and approved.

304.5 Applicable Zoning Regulations

Workforce Housing is allowed only in those Zoning Districts where it is listed as a Permitted Use. Unless otherwise specified in Section 304, the requirements of the Zoning District shall apply. The requirements of Section 403 Multiple Family Dwellings do not apply to this Section.

304.6 Area Lot

Area shall be a minimum of five (5) acres.

304.7 Setback and Yard Requirements

No structures, except fences and walls shall occupy any yard areas established by the setbacks listed below. Driveways may cross front setbacks.

A. Front Setback: 50 feet.

B. Side Setback: 50 feet.

C. Rear Setback: 30 feet.

The areas defined by the setbacks shall constitute a buffer zone, the composition of which shall be approved by the Planning Board as part of its Site Plan Review.

304.8 Water Supply and Sewage Disposal

Sewage disposal areas and water supplies shall be constructed and maintained by the owners. The design, location and construction of such areas shall be subject to the approval of the State of New Hampshire and the Planning Board.

304.9 Utilities

All on-site utility lines shall be underground.

304.10 Parking

A minimum of two (2) parking spaces per dwelling unit shall be provided.

Corliss asked if the board had any comments regarding the proposal. The board reviewed the proposal.

Brodbine made the motion to approve the addition of Zoning Ordinance 304 – Workforce Housing to the ballot at town meeting. Shippee seconded the motion. Motion passed unanimously.

The Town of Chesterfield Planning Board has scheduled a public hearing for proposed modifications the Senior Housing Ordinances 303.4C, 303.5, 303.8, and 303.9. This is a public hearing for submitting the change at to be voted on at Town Meeting.

The proposed modifications to 303- Senior Housing are:

Current:

303.4 C. Buildings shall be a maximum of two (2) stories and not more than thirty five (35) feet above grade.

Proposed:

303.4 C. Buildings shall be a maximum of two (2) stories and comply with the Chesterfield Building Ordinance.

Current:

303.5 Applicable Zoning Regulations

Senior housing is allowed only in those Zoning Districts where it is listed as a Permitted Use. Unless otherwise specified in this Section the requirements of the Zoning District shall apply. The requirements of Section 403 Multiple Family Dwellings do not apply to this Section.

Proposed:

303.5 Applicable Zoning Regulations

Senior housing is allowed only in those Zoning Districts where it is listed as a Permitted Use. Unless otherwise specified in Section 303, the requirements of the Zoning District shall apply. The requirements of Section 403 Multiple Family Dwellings do not apply to this Section.

Current:

303.8 Water Supply and Sewage Disposal

Sewage disposal areas and water supplies shall be constructed and maintained by the owners. The design, location and construction of such areas shall be subject to the approval of the NHWSPCC and the Planning Board.

Proposed:

303.8 Water Supply and Sewage Disposal

Sewage disposal areas and water supplies shall be constructed and maintained by the owners. The design, location and construction of such areas shall be subject to the approval of the State of New Hampshire and the Planning Board.

Current:

303.9 Utilities All on-site utilities shall be underground.

Proposed:

303.9 Utilities All on-site utility lines shall be underground.

Shippee made the motion to approve the proposed amendments to the Town of Chesterfield Zoning Ordinance 303.4C, 303.5, 303.8, and 303.9. Hancock seconded the motion. Motion passed unanimously.

Items for Discussion

Voluntary Merger: Linda H. Thomas

The board reviewed the voluntary merger of Linda H. Thomas.

Corliss commented that he would be happier if the voluntary merger had come with the voluntary merger of Ellen Wright.

Hancock stated that he did not find it fair to hold up the voluntary merger of one party waiting on the other. Bissell commented that it did not appear that the new deed had been filed for the Ellen Wright portion of the property.

Mike Bentley, her attorney, had sent an email stating that the other voluntary merger of Ellen Wright was waiting on a tax payment and the town tax collector.

Hancock made the motion to table the voluntary merger of Linda H. Thomas until tax filings are complete and all deeds are filed. Maibusch seconded the motion. Motion passed unanimously.

Items for Information

Wetlands Permit by Notification – Margaret Bailey

The board reviewed the Permit by Notification. No comments were made.

Other Business

Items for Signature

Proposed Amendments to Zoning Changes.

The board signed the proposed amendments to the Zoning Changes.

Adjournment

Brodwine moved to adjourn at 7:42 pm. The motion was seconded by Hancock, motion passed unanimously.

The next meeting will be held at 7:00 PM on February 6, 2023, at the Town Offices and virtually.

Respectfully Submitted by:

Jennifer Keating
Planning Board Secretary

Approved by:



James Corliss, Chair

7FEB2023

Date