

## **PLANNING BOARD**

**Monday, February 6, 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, James Hancock (alternate), and Fran Shippee. Also present at the meeting was Recording Secretary, Jennifer Keating.

**Absent:** Joe Parisi and Bob Maibusch

**Others Present:**

**Call to Order:** James Corliss called the meeting to order at 7:04 P.M.

**Seat Alternates:** Hancock was seated.

### **Review of the Minutes**

January 16, 2023

*Laskowski moved to approve the minutes from January 16, 2023, as amended. The motion was seconded by Brodbine and passed unanimously.*

### **Appointments**

### **Public Hearings**

### **Items for Discussion**

#### **Housing Navigator Grant**

Corliss asked the board if anyone would be interested in the Housing Navigator grant project and would like to participate in the Housing Academy. Laskowski commented that he would be interested in having a member of the board, a member of the public, and a staff member participating. Shippee asked what value the Academy would have. Bissell referred to the flyer that was distributed with some of the benefits: Understanding the housing crisis, Using data, How to talk about housing, Envisioning communities with more housing options, Community engagement beyond public meetings, How to make change – working with opposing views and mapping out regulatory change, and Bringing new people and voices into the housing discussion.

Shippee asked if the board would like to back out. Corliss stated that it seemed like the program was larger than it was originally presented. Hancock said that in his opinion, it made more sense to make building a home more affordable in Chesterfield instead of trying to build a large apartment complex. Shippee asked it was worth calling the Organizer to see if another community would be able to benefit more. Brodbine said it might make sense for another community because Chesterfield does not have the infrastructure.

Bissell stated that the Planning Board did send a letter of commitment to the project. Hancock suggested that the Board should follow-up for further information. In reviewing the original application, Bissell stated that it seemed that it was very different in scope than originally presented. Originally, it seemed as though there would be assistance with Zoning Ordinances and Regulations

and the Master Plan, but the Housing Academy was not discussed. Laskowski said that he might be willing to attend and report back to the board.

Bissell asked if the Board should reach out to see if monetary awards were available and what the next steps would be. Hancock said that he would agree to having Laskowski attend the meetings and see where the grant could potentially bring the town. Bissell stated that she felt as though the town has already committed and needs to continue.

Brodbine said that it would be appropriate to have Laskowski attend the classes and report back to the board. Corliss agreed that it would be wonderful to have Laskowski serve as point person for this project. Laskowski said that he will be in touch with the coordinator to see how to participate.

### **Review for Completeness- Dexter Thomas Road Minor Subdivision**

Laskowski recused himself from the meeting for the review.

The board reviewed the application for completeness.

Corliss questioned if there needed to be a new house number. Brodbine stated that he did not believe it was needed because there was not yet a new house.

The board pointed out that that there needed to be a monument on the corner of Dexter Thomas Road, but all the other monuments and pins appear to be appropriately placed and notated.

Bissell questioned if the easement should be listed on the legend. Hancock stated that it was spelled out in the notes, but was not on the legend.

Bissell stated that the proposed existing square footage was not on the plan, only the square footage of the proposed lot. She stated that the road frontage footage is called out for the proposed lot, but not the existing lot as well. Brodbine pointed out that it was referenced on Note 3 of the Plans.

Bissell said she would prefer to see it on the plan.

Corliss asked if anything was missing from the drawing. Brodbine said the monument on Dexter Thomas Road. Hancock said that he would like to see a pin added to the stone wall, but it was noted it was not a requirement because it was on an existing lot line. Bissell commented she would like to see the easement on the legend, Corliss agreed. The Monument should also be listed on the legend. Brodbine asked about the setback line that ran onto the wetland. Hancock noted that he interpreted it as the Wetland Setback trumping the other setback.

Corliss questioned if Note 13 should be added to page 2 or should say "See Note 13 on Page 1."

*Brodbine made the motion to schedule a public hearing for the Laskowski/Dexter Thomas Road application on February 20, 2023, at the Town Offices. Hancock seconded the motion. No further discussion, motion passed unanimously.*

### **Items for Information**

#### **Stow Drive Project**

Brodbine reported that the ZBA had denied the variance for the Stow Drive Project that had previously had a conceptual consultation in front of the Planning Board. Brodbine questioned that if the parking ordinance should be looked at for future projects. Hancock agreed that there could be a decreasing formula. Brodbine asked if the Parking Space Ordinance should be looked at in the future. Laskowski questioned if the ordinance should require the space for the parking spaces, but not require that all of the parking spaces be built originally.

### **NH DOT**

Hancock brought up a dangerous location on Route 9 in Keene that is impacting the safety of people in Chesterfield. The location is the protected right on Route 9 that Chesterfield Road in Keene feeds into. Hancock would like to write a letter to NH DOT stating that this is a dangerous problem.

Laskowski states that this is the same that it has always been the case, but the new painting has highlighted the turning lane. Hancock would like to see the Chesterfield Government write a letter. Shippee said that she thinks a friendly phone call may be the way to start the process. Shippee said that she has made a note and will be the first contact from Chesterfield.

### **Other Business**

### **Items for Signature**

#### **Camp Spofford Family Lodge**

*Corliss made the motion that the board would sign the plans for the Camp Spofford Family Lodge directly after the meeting. Hancock seconded the motion. Motion passed unanimously.*

### **Adjournment**

*Hancock moved to adjourn at 8:40pm. The motion was seconded by Bissell, motion passed unanimously.*

The next meeting will be held at 7:00 PM on February 20, 2023, at the Town Offices and virtually.

Respectfully Submitted by:

**Jennifer Keating**

**Planning Board Secretary**

Approved by:



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**James Corliss, Chair**

20FEB2023

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**Date**