

PLANNING BOARD
Monday, February 20, 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, Joe Parisi, James Hancock (alternate), and Fran Shippee (Selectboard's Representative). Also present at the meeting was Recording Secretary, Jennifer Keating.

Absent:

Others Present: David Gale, Richard Pratt, Sarah Pratt, Chris Guida

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

Seat Alternates:

Review of the Minutes

February 6, 2023

Brodbine moved to approve the minutes from February 6, 2023, as amended. The motion was seconded by Laskowski. Motion passed, Parisi abstained.

Appointments

Conceptual Consultation: David Gale, Brook St. (Richard and Sarah Pratt)

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

Public Hearings

Stephen Laskowski has submitted an application for a Minor Site Subdivision for property located at 26 Dexter Thomas Road, Chesterfield, NH (Tax Map 15, Lot B15) consisting of approximately 84 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.

Laskowski recused himself at 7:33pm, Hancock was seated at 7:33pm.

Corliss commented that a monument would be needed on Dexter Thomas Road, not a pin that was currently shown on the plans.

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

Chris Guida of Fieldstone Land Development presented the plan for Laskowski. They are planning to subdivide a portion off a larger parent lot, both have frontage on Dexter Thomas Road. It was noted that a Letter of Map Amendment (LOMA) through FEMA would be needed to rectify the flood zone on the plan.

Guida explained that they are requesting a waiver for detailed lot line on the parent lot, but the new lot has been precisely outlined by a surveyor.

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Parisi asked the Board if the existence of wetlands affects the minimum lot size. Corliss said that currently wetlands are not discounted.

Parisi asked where the driveway would be. Guida approximated the location on the plan to the building site.

The Conservation Commission noted that the well was in the flood zone and that the proposed access easement is over a steep slope. Guida said that the easement is existing and a wood road has been utilized for timber harvest.

Corliss asked the public for input, there was no public input.

Corliss read Land Development Reg 700.5, regarding the necessary monuments on the streets.

Hancock made the motion to Conditionally Approve the Laskowski plans, with the condition to establish a monument on Dexter Thomas Rd in accordance with 700.5 of the Land Development Regulations. Brodbine seconded the motion. Motion passed unanimously.

Items for Discussion

Voluntary Merger – Norman Smith

The board discussed the Voluntary Merger for Norman Smith, Tax Map 13, Lots G7.1 and G6.

Parisi made the motion to approve the voluntary Merger for Norman Smith, Tax Map 13, Lots G7.1 and G6. Shippee seconded the motion. Motion passed unanimously.

Items for Information

Candidates Forum

Corliss noted that there would be a Candidate's Forum on March 5 at 6pm at the Town Hall. He asked if someone from the board might be interested in speaking about the new Zoning Regulations that are being proposed. Bissell will attend the meeting to discuss what is on the ballot.

NH Office of Planning and Development Changes

Bissell stated that she had attended the lunchtime meeting put on by the OPD on February 16. She said that they reviewed the changes that have been put into the Planning Board handbooks and regulations. She brought up concerns about Findings of Facts that need to be clearly defined in Notices of Decision going forward. She said that they suggested to come up with the Findings of Fact prior to voting as a board. Brodbine commented that this is typical of the Zoning Board, but he thinks it could be difficult for the Planning Board. Parisi said that Swanzey Planning Board is good at this. Bissell said that this Notice needs to be on file with the town within five days. Parisi said that he believes this is a bigger issue if an application is denied. Hancock noted that this would protect the town in the event of a lawsuit.

Bissell asked how the board would like to handle it. She would like to add: Possible Processes for Finding of Fact to the next meeting agenda.

Bissell brought up that the Planning Board timeline has been shortened. Plans need to be addressed within 65 days or an extension, signed by both parties, is necessary. Corliss commented that it is important that plans are complete prior to be accepted.

Advanced Pipeline Notification was also brought up by Bissell. She said that the town need a record of any pipelines and the Planning Board needs to make sure that the information is accessible. Parisi asked what a Pipeline meant in this context. Bissell said that it was a physical pipeline (interstate natural gas pipeline). She said that the there is a website that maintains all of the pipeline data. It was noted that there are no pipelines currently in Chesterfield. Hancock brought up cases from other towns that made this an important issue. Bissell asked if the link can be included on the website, she will send the link to the website to the Secretary for inclusion on the website.

Parisi asked what the formal mechanism is for the state to notify the town on pending legislative changes. Bissell said that the state recommended training policies and procedures. Bissell noted that HB1661 brought most of these changes up. Laskowski said that he feels it is up to the town to update their regulations as needed. Parisi stated that he thinks there should be a policy to comply with changes going forward. Hancock suggested that a calendar reminder could be set up with the administration to collect the changes in late September for the board to review. Bissell said that maybe the board could give thought to processes and procedures for the next meeting.

Bissell said that all of the changes are called out in the OSI Planning and Zoning Trainings with highlighted notations for the changes.

Housing Navigator Academy

Laskowski and Shippee will be attending the Housing Navigator meeting on February 22, 2023, in Bedford, NH. They will report back with the information after the presentation.

Route 9 Update

Shippee talked to the NH-DOT Pavement Marking Supervisor, he said that the turning lane at the bottom of Chesterfield Hill is there to avoid people moving across two lanes of traffic when taking a left turn. Shippee noted that a sign has been installed asking slower moving traffic to move the right.

Other Business

Items for Signature

Adjournment

Parisi moved to adjourn at 8:30 pm. The motion was seconded by Maibusch, motion passed unanimously.

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

Respectfully Submitted by:

Jennifer Keating

Planning Board Secretary

Approved by:

Maria Bissell

03/07/23

Maria Bissell, Vice-Chair

Date