

PLANNING BOARD
Monday, April 3, 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, Joe Parisi, Bob Maibusch, and Fran Shippee. Also present at the meeting was Recording Secretary, Jennifer Keating.

Absent: James Hancock

Others Present:

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

Seat Alternates:

Review of the Minutes

March 20, 2023

Parisi moved to approve the minutes from March 20, 2023, as amended. The motion was seconded by Brodbine and passed unanimously.

Appointments

Conceptual Consultation – Copper Cannon

A representative from Copper Cannon did not appear and no Conceptual Consultation was held.

Public Hearings

Items for Discussion

Review for Completeness – Susan Monnelly Revocable Trust Subdivision

The board reviewed the plans for completeness.

Parisi noted that the current conditions were missing and that the lot line was not referred to as a new line. Corliss stated that the plans would be easier to understand by clearly noting the New Boundary Line. Bissell also commented that it could go into the legend to make it more understandable.

Corliss stated that the note should read “Chesterfield Subdivision Regulations” not the “Chesterfield Planning Board.”

Parisi pointed out that lot 13H was not denoted to the hundredth of an acre. Maibusch questioned if that needed to be there because it is an abutter.

Corliss noted that the Secretary line could be removed from the signature box.

Brodbine noted that the barbed wire fence was running across the property line, but that may not be a problem for the board.

Parisi made the motion to schedule a public hearing for Susan Monnelly Revocable Trust on April 17, 2023. Brodbine seconded the motion.
Corliss questioned if the board felt comfortable starting the clock on the project.
Motion passed unanimously.

Updated Plans- Richard and Sarah Pratt/ Village Creamery

No updated plans were submitted, and the board was unable to review.

Updated Plans- Steve Laskowski/Dexter Thomas Road

Steve Laskowski recused himself from this portion of the meeting.

The board reviewed the updated plans for Steve Laskowski/Dexter Thomas Road.

Maibusch made the motion to accept the Steve Laskowski/Dexter Thomas Road Plans. Shippee seconded the motion. All in favor, motion passed unanimously.

The board signed the plans at the meeting. It was noted that the board would need another mylar copy to sign and then file with the Cheshire County Registry of Deeds.

Finding of Fact

Parisi said that in Swanzey, NH, all of the Notice of Decisions (NODs) have the minutes attached to them so that there is background behind the decision. He has received samples from the town planner, which the secretary will distribute to the board.

Bissell has found ZBA templates that she believes may be helpful as well. The secretary will forward them to the rest of the board.

Corliss said that he believes the Finding of Fact may be more important when the board is denying an application. Bissell says that she thinks that there is verbiage that should go along with the approvals as well.

Parisi stated that it would be helpful to talk to town council to get an expert opinion.

Corliss asked Bissell what she thinks should be called out on the NODs. She thinks that it should reference the Zoning Ordinances, RSAs, Land Development Regulations, etc. Maibusch thinks that a blanket statement should suffice.

Bissell would like to see the Findings of Fact called out even when the plan is approved.

Corliss said that he will speak with Town Council.

Items for Information

Housing Navigator Program Update

Shippee gave an update on the Housing Navigator Program. She is supposed to identify key informants in town, but she would like to know how the board would like to have her proceed. The program would like to have her get a full perspective on what the town thinks about Workforce Housing.

Bissell asked Shippee if she was able to ask about grants available to developers. Shippee was not.

Corliss and Parisi believe that they are available.

Corliss asked Shippee what direction she thinks the board should go in. Bissell asked if something could be promoted in the Chesterfield Happenings, such as a "Meet the Selectboard" or "Meet the Planning Board" where the public could talk about Workforce Housing.

Corliss said that he thought that the program was going to look at our Ordinances and was not going to be about talking to people without a plan.

Laskowski said that he feels as though going to people to hear input could backfire if people don't want it and a project comes to the board.

Parisi asked why the Planning Board was doing this outside of the cycle of updated the Master Plan. He thinks that this needs to be a part of the Master Plan for the town.

Laskowski said that he thinks that the Navigator will review the Ordinances and suggest a draft insertion into the Master Plan.

Shippee asked if any surrounding towns had reduced their lot size. Brodbine noted two close towns that have tried to implement it, but it had been shot down.

Brodbine stated that the Town may have more support for Workforce Housing than the Planning Board thinks, especially in light of the recent Zoning Ordinance.

Bissell brought up the population reports from the SWRPC.

Laskowski thinks that the Board needs to be prepared for a developer to come in with a plan that may not meet the current regulations. Parisi noted that that would be a ZBA issue. Corliss commented that that would be an excellent opportunity for a joint meeting.

Bissell concluded that the Zoning Regulation has passed. Parisi noted that the Planning Board has done a great job getting in front of the law changes that have been made by the state.

Laskowski stated that the Navigator has invited him to several meetings and galas that he is uncomfortable attending. Bissell stated that the Chesterfield EDC might be interested in these programs.

FEMA Flood Maps

Corliss will talk to Lachenal about getting more clarification on the maps. The Board will review the maps at the next meeting.

Other Business

Items for Signature

The Laskowski plans were signed by the board at the meeting.

Adjournment

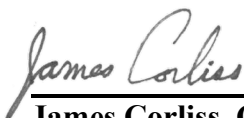
Brodbine moved to adjourn at 8:30. The motion was seconded by Maibusch. Motion passed unanimously.

The next meeting will be held at 7:00 PM on April 17, 2023, at the Town Offices and virtually.

Respectfully Submitted by:

Jennifer Keating
Planning Board Secretary

Approved by:


James Corliss, Chair

18APR2023

Date