

**PLANNING BOARD**  
**Monday, November 7, 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, James Hancock, Bob Maibusch, and Fran Shippee. Also present at the meeting was Recording Secretary, Jennifer Keating.

**Absent:** Steve Laskowski, Maria Bissell

**Others Present:** Wendy Pelletier, Sean Graves, Heather Graves

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

**Seat Alternates:** James Hancock was seated.

**Review of the Minutes**

October 17, 2022

*Hancock moved to approve the minutes from October 17, 2022, as amended. The motion was seconded by Brodbine and passed unanimously via roll call.*

**Appointments**

**Conceptual Consultation – Copper Cannon, Lyman Way**

A representative from Copper Cannon did not attend the meeting and a conceptual consultation was not held.

**Conceptual Consultation – Paul Saba**

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

**Public Hearings**

**Sean and Heather Graves and the Robert Graves Revocable Trust** – Application for a Lot Line Adjustment for properties located at 54 Lincoln Rd. and 68 Lincoln Rd., (Map 8, Lots C12 and C14) consisting of approximately 59.6 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.

Wendy Pelletier presented the application. The plan is to move the lot line between to two properties, without changing the frontage of the lots.

*Brodbine made the motion that the application was complete enough to review. Hancock seconded the motion. Motion passed, five in favor. Parisi abstained.*

Parisi asked if there was a lot line change on Lincoln Road. Pelletier said that there would be no changes.

*Hancock made the motion to accept the plan as presented. Shippee seconded the motion. Motion passed unanimously.*

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Heather Graves asked if it was possible to have the plans signed before the next meeting. The board had no problems with this. Pelletier will bring the plans to the town offices on Thursday, November 10 for the board to sign.

*Corliss made the motion to sign the plans after the meeting. Hancock seconded the motion. Motion passed unanimously.*

## **Items for Discussion**

### **Advertising For Public Meeting**

It was discussed at a previous meeting that the board may want to begin advertising public hearings on the website in lieu of the newspaper. Currently the land use regulations state that it must be advertised in one newspaper and two public places. Hancock stated that he would like to see the public hearing notices on the website.

Discussion was held about how to change the Land Use Regulations. Shippee noted that RSA 675.6 stated that the Land Use Regulations can be changed at a public hearing. Hancock asked if the board wanted to make a motion to have a public hearing. Parisi noted that he would like to develop the language prior to scheduling a public hearing. Corliss said that he would take the language and discuss with the Town Attorney.

Currently, 501.2 reads:

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 in a newspaper of general circulation in Chesterfield.

The proposed regulation of 501.2 reads:

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.

*Hancock made the motion to schedule a public hearing on changing 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" on November 21, 2022. Corliss seconded the motion. Motion passed unanimously.*

Shippee brought up that there was a Zoning Regulation issue with Senior Housing that would need to be discussed. Hancock agreed that that should be discussed soon. There is a discrepancy with the regulations with two different notations regarding the number of parking spaces. Shippee stated that she thinks that the ordinance now needs to be changed to read "Senior Housing and Work-Force Housing."

Corliss stated that he thinks that there should be a public hearing to talk about the changes. Brodbine said that he would like to discuss it at the next meeting prior to scheduling a public hearing. Corliss said that he would like to get input from the towns people as well. Parisi said that he would like to do further research prior to more discussion. Shippee asked if there was someone who was a bit more educated in the topic who could come talk to the board, she also questioned if the Town Attorney should be contacted. Keating will contact Ratigan to see how the new laws impact the senior housing regulations. Hancock said that he would like to make sure that the town

regulations serve the public and are cleaned up in respect to the state law. Hancock asked if the board would like to solicit feedback. The board would like to solicit email comments from the public. Parisi said that he would like to hear from the Selectboard as well. Hancock asked if the Zoning Board should be consulted with as well. Brodbine said that in his opinion, it is the job of the ZBA to follow the Zoning Regulations.

#### **Wetlands Permit Application – Spofford Yacht Club**

The board reviewed the Wetlands Permit, with no comments.

#### **Wetlands Permit Application – John’s Way**

The board reviewed the Wetlands Permit.

Hancock noted that this was a great opportunity to discuss John’s Way with the state and the pollution that is heading into the lake. Shippee noted that Code Enforcement has been in contact with the state regarding the run-off. Shippee asked if it was the responsibility of the property owner at the end of the road when the runoff comes from further up the hill. Parisi asked if was an application or an approval, Corliss answered that it was the application and that the board should see the approval soon if it was approved.

#### **Other Business**

##### **Voluntary Merger- Sherman Family Trust**

The board reviewed the voluntary merger application for the Sherman Family Revocable Trust application. Corliss commented that the deeds matched what was written on the form and that there was no mortgage on the property.

*Hancock made the motion to approve the voluntary merger of the Sherman Family Revocable Trust. Maibusch seconded the motion. Vote taken via roll call, five in favor. Parisi opposed the motion.*

##### **Review of Completeness – River Realty**

The board reviewed the application to see if it was complete enough to schedule for a public hearing.

Questions were brought up regarding the addresses on the plan, there seems to be a discrepancy on the addresses versus the plan and the application.

It was noted that there is no legend on the plan. It was also discussed that there was not a monument located on Mountain Road.

*Parisi moved to schedule a public hearing on November 21 at 7:30pm in the Jon McKeon Conference Room. Hancock seconded the motion. Brodbine confirmed that the applicant would be informed of the issues. Motion passed unanimously.*

#### **Items for Signature**

##### **Granite State Auto**

Corliss made the motion to sign the plans after the meeting. Hancock seconded the motion. Motion passed unanimously.

#### **Adjournment**

*Hancock moved to adjourn at 8:50pm. The motion was seconded by Brodbine, motion passed unanimously.*

The next meeting will be held at 7:00 PM on November 21, 2022, at the Town Offices and virtually.

Respectfully Submitted by:  
**Jennifer Keating**  
**Planning Board Secretary**

Approved by:



**James Corliss, Chair**

22NOV2022

**Date**