

PLANNING BOARD
Monday, May 15, 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, Joe Parisi, James Hancock (alternate), and Fran Shippee. Also present at the meeting was Recording Secretary, Jennifer Keating.

Absent: Maria Bissell and Robert Maibusch

Others Present: Bruce Jacobs, Susan Donahue

Seating of Alternates: James Hancock was seated.

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

Review of the Minutes

May 1, 2023

Laskowski moved to approve the minutes from May 1, 2023, as amended. The motion was seconded by Brodbine and passed unanimously.

Appointments

Presentation – Conservation Commission

Bruce Jacobs from the Conservation Commission presented the new Natural Resources Inventory Maps that were recently completed. He spoke to how the town was very rich in natural resources, and he believed that this map could be helpful as the board moves forward with the Master Plan. He said that the online interactive story map could really help the board get a handle on the natural resources within the community. The Story Map is available online on the Conservation Commission website. There is also a 70-page natural resource inventory that is available. He explained that the Conservation Commission would be happy to work with the Planning Board to incorporate it in the Master Plan.

He showed how the maps could also be used in making Planning Board decisions. The map showed the location of aquifers in the town, which could be potential water sources. The maps have tax map overlays to show where the resources are in relation to the properties. Materials will be staying at the Town Office for the information.

Hancock noted that a digital version would be very helpful for the board. Corliss noted that the board relies on the Conservation Commission for information and a digital resource would be exceedingly helpful.

Hancock said that if they had the digital files, he would volunteer to put the pieces together to make a useful document. Jacobs will provide the board with the files.

Hancock noted that the flood maps need to be updated. Jacobs said that he would ask his sources to see if work is being done.

Conceptual Consultation – Dan Carl

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

Public Hearings

Items for Discussion

Hot Dog Cart Email

The Secretary had received an email about a potential hot dog stand in Spofford. They asked about Zoning Requirements for the stand. It was noted that Land Use Regulation 201.5 addresses this, the secretary will communicate this.

Review for Completeness- LaValley

The board reviewed the Garage Permit application from LaValley/Perkins Lumber Display Garage.

Corliss noted that the addition was listed on the site plan, but it was already there and did not need to be noted on the plan.

The board reviewed the checklist. Laskowski noted that there was a waiver request for the use intensity request. He said at the OPI spring seminar, it was stated that the waivers should be requested prior to scheduling the public hearing. He stated that at the seminar they noted that that the board should discuss the waiver prior to scheduling the public hearing.

Corliss said that by normal Planning Board procedure, the board should not discuss the merits of the application prior to the hearing. Hancock said that he took the OPI conference in a different way and thought that the board needed to decide if there was enough information on the waiver to have a discussion about the waiver.

Parisi made the motion to schedule a public hearing on June 5, 2023, to discuss the application. Hancock seconded the motion. All in favor.

Review for Completeness- Dudek and Smith

The application was not complete (was missing the paper copies) and was not reviewed for completeness.

Items for Information

Planning Board Potential Member

Keith Kohanski, a resident of Chesterfield, came to the meeting. He is a former City Planner in Maine and is now a substitute teacher. He is interested in becoming a member of the Planning Board. Corliss commented that he was well-qualified for the position, but the Planning Board has no say as to who is on the board. Shippee asked Kohanski to send an email to the Town Administrator to state his interest in becoming a Planning Board member.

Parisi told the board that this was likely his last Planning Board meeting. If all goes to plan, he will no longer be a Chesterfield resident at the end of the month. He said that he would miss the board and has truly enjoyed his time on the board.

Corliss thanked him for his service. Brodbine stated that he will be missed. Shippee asked Parisi to send an official resignation letter after the closing of his property.

Items for Signature

Adjournment

Parisi moved to adjourn at 8:27 pm. The motion was seconded by Hancock. Five in favor, Parisi opposed. Motion passed

The next meeting will be held at 7:00 PM on May 15, 2023, at the Town Offices and virtually.

Respectfully Submitted by:

Jennifer Keating
Planning Board Secretary

Approved by:



James Corliss, Chair

13JUN2023

Date