

PLANNING BOARD
Monday, June 19, 2023
Public meeting convenes at 7:00 p.m.
Appointments scheduled to begin at 7:30 p.m.

Present: James Corliss, Joe Brodbine Bob Maibusch, Maria Bissell, Steve Laskowski, James Hancock, Fran Shippee, Erin Cintron and Tricia Lachenal

Call to Order

James Corliss called the meeting to order at 7:01 PM.

Election of Secretary

Corliss noted that with Paris's resignation, there is a need for a Secretary of the board. Steve Laskowski nominated himself and Joe Brodbine seconded the nomination, which passed unanimously.

Seat Alternates

Review of the Minutes

June 5, 2023

Steve Laskowski moved to approve the minutes from June 5, 2023, as written. The motion was seconded by Joe Brodbine and passed unanimously.

May 1, 2023

Lachenal noted that she could not locate a final set of minutes from May 1, 2023. The board will come back to these minutes later in the meeting.

Appointments

Rik Ekstrom – HOP Grant Information

Rik Ekstrom noted that he was invited to speak to the Planning Board about a housing opportunity grant that he is drafting for Chesterfield. Ekstrom noted he is the Chesterfield Community Housing Navigator and there is a HOP Grant through Invest NH that is intended to help communities with researching the types of housing shortages they are facing and find ways through community engagement to make recommendations to solve the issues. The recommendations can come in Zoning and Land Use updates/changes that help promote the kind of housing needs the Town identifies they desire. Ekstrom noted that there is also grant money to cover Master Plan development.

It was noted that the information gathering does require some volunteer work and there are administration expenses allowed in the grant for employee hours needed to track the grant. It was noted that the grant is due by June 30th and the program ends in December of 2024. Shippee noted

that the Board of Selectmen are looking for input from the Planning Board and will make the final decision before the grant is due. Ekstrom noted that the Town would be the applicant of the grant.

Joe Brodbine moved that the Planning Board send a recommendation to the Board of Selectmen that the Town apply for the Housing Opportunity Planning Grant Program. The motion was seconded by Steve Laskowski and passed unanimously.

Public Hearings

LaValley/Perkins Lumber application for Minor Site Development for property located at 99 Route 9, W. Chesterfield, NH (Tax Map 14A, Lot A7) consisting of approximately 2.75 acres in the Commercial/Industrial Zone.

Steve Laskowski moved to accept the application from Lavalley/Perkins Lumber complete enough for review. The motion was seconded by Maria Bissell and passed unanimously.

John Martell was present for the applicant. Martell noted that they are requesting to add a 20X20 display garage to inform customers they are for sale. Martell noted they need to remove nine (9) feet of an existing shed to make room to stay out of the Route 9 setback. Martell noted that the garage is less than 13 feet high.

Bissell asked what the impermeable coverage for the lot is. The board discovered that there are three (3) separate lots comprising the site, but only one of the lots is listed on the application and the plans. It was noted that the application includes a waiver request for a use intensity statement and site impact analysis.

Joe Brodbine moved to grant the waiver request for the use intensity statement and a site impact analysis. The motion was seconded by Bob Maibusch and passed unanimously.

The meeting was opened to the public. There were no public questions or comments.

Laskowski noted that there are three or four sheds on the east side of the gate that are not shown on the site plan and that were not there when the site plan was approved. Laskowski noted that by zoning ordinance, outside display of merchandise is not allowed. Laskowski noted that a previous site plan was agreed to and now there are things on the site that are not on the plan. Corliss noted that this minor site change is not changing the existing site plan and if there is an issue with outside storage, that should be reported to the code enforcement office.

Corliss asked if the applicant would be interested in merging the lots to address the fact that there are three lots for one site creating issues with setbacks and lot coverage. Martell asked if they did a voluntary merger, it would be correct. Martell noted that he believes they will do the merger if that is what is necessary.

The board noted that the outside storage is not on the plan. Several members indicated that they do not have an issue with the storage, but it should be on the plan to protect the Town and the applicant from questions in the future.

The board would like to see the lots merged, the outside storage on the plan and the plan to indicate all of the lots and their location on the site.

James Corliss moved to continue the hearing on LaValley/Perkins Lumber public hearing to July 3, 2023, at 7:30 at the Chesterfield Town Offices. The motion was seconded by Maria Bissell and passed unanimously.

UROREALTY, LLC application for a Major Site Development on property located on Gulf Road (Map 15, Lot B9) consisting of approximately 211 acres in the Rural/Agricultural zone.

Corliss noted that there was some questions when the board received the application previously. Corliss noted that with permission from the board, he spoke with the applicant who indicated that the project is solar on an adjacent lot to an Air B&B, making it a commercial use requiring permission from the Planning Board. Corliss noted that the application appears to be a commercial use on a Rural Agricultural lot, which is said to be accessory. Corliss note that because the project is on a separate piece of land, it is not accessory to anything.

Jeff Martin noted that he would like to clarify that the adjacent property that will receive the power from the solar is not an air B&B, but a non-profit retreat. Corliss noted that due to the fact that the lots are separate, the use is not accessory and therefore not permitted. Corliss noted that if a lot line adjustment changing the configuration of the lots so that the solar array was on the same lot as the building, approval would be required only from the building inspector via a building permit. The applicant requested a moment to discuss. The board recessed for 10 minutes.

Jeff Martin noted that they will take the advice of the board and will be pursuing a boundary line adjustment.

Jeff Martin officially withdrew the application for Major Site Development.

The board and applicant entered into a conceptual consultation regarding a potential boundary line adjustment. Conceptual Consultations are non-binding on either party and minutes are not taken.

Items for Discussion

Items for Information

Corliss noted that he attended the Southwest Regional Planning Commission Annual Meeting last week. Corliss noted they discussed community power and electrification of all things.

Corliss noted that the State does have someone that is paid to look out for residential rate payers which is not part of any environmental effort or agenda and the stated goal is low-cost power for residential users. Corliss noted that they discussed Eversource and the rate coming down this summer.

Hancock noted that the State is working on nuclear power and there is a Planning Commission of five (5) members talking about how to create residential nuclear as an option. Hancock noted that the Town should be watching this and looking for information on it as it may be a good option for Chesterfield.

Hancock noted that he has still not received the maps from the Conservation Commission and asked if someone could reach out and request them again. Lachenal noted she will send an email.

Other Business

Items for signature

Adjournment

145 *Joe Brodbine moved to adjourn at 9:03P.M. The motion was seconded by Bob Maibusch and*
146 *passed unanimously.*

147
148 The next meeting will be held at 7:00 PM July 3, 2023, at the Town Offices.

149
150 Respectfully Submitted by:

151 **Patricia Lachenal**

152 **Planning Board Secretary**

153 Approved by:

154
155 

156 _____
157 **James Corliss, Chair**

5JUL2023

Date