

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

**Present:** Joe Brodbine, Bob Maibusch, Maria Bissell, Steve Laskowski, Keith Kohanski, Fran Shippee, James Hancock and Erin Cintron

**Absent:** James Corliss

**Call to Order:** Maria Bissell called the meeting to order at 7:00 PM. And Mr. Hancock was seated in place of Mr. Corliss

**Review of the Minutes**

July 17, 2023

*Steve Laskowski moved to approve the minutes from July 17, 2023, as amended. The motion was seconded by Joe Brodbine and passed unanimously.*

**Appointments**

**Conceptual Consultation**

**Public Hearings**

**Items for Discussion**

- Daly Subdivision- Review for completeness
  - Mylar needed.
  - Missing High and low points on new lot 24/ B/6.1
  - Plans need to have exact verbiage of 404.2 "The Subdivision Regulations of the Town of Chesterfield are a part of this plan, and approval of this plan is contingent on the completion of all the requirements of said Subdivision Regulations, excepting only any waivers granted in writing by the Board and attached hereto."
  - Missing granite markers where new lot line meets Gulf Rd. on the northeast corner and iron peg where the new lot line corners are (2).

*Joe Brodbine made a motion to schedule a Public Hearing on August 21<sup>st</sup> at 7:30 pm for the Daly 2 lot Subdivision subject to the conditions noted. The motion was seconded by Fran Shippee and passed unanimously.*

John Daly wanted to clarify to the board and public that the Subdivision he is applying for is to give to a family who plan to build a single family home.

- Items from the Watershed committee's recommendations.
  - The subcommittee consisting of Maria Bissell, Steve Laskowski and Keith Kohanski was formed and discussed topics brought to the attention of the Planning Board by the Watershed Committee at the July 17, 2023 Planning Board meeting.
- Establish a Watershed District (page 1 under summary)
  - List out what would be required to move forward.

Brodbine commented that the turnover of water in Spofford is 4 years where the river is constant turnover. It would be appropriate to treat the bodies of water separate and should be taken into consideration. Bissell comments that establishing a lake watershed and then down the road a river watershed may be a better option to treat each body of water specifically to its needs.

Hancock commented that the Connecticut river is supply for millions of people as opposed to Spofford lake. If the watershed regulations are good for the lake, it should be good and regulated the same way for the river. "If you are going to do this, it should be for the entire town not just for specific people". Shippee commented that the river is more a state issue. Maibush stated that Spofford Lake is also a State regulated lake.

Laskowski commented that if the methods were beneficial around the lake, it would be beneficial for everyone in town. It would be more about how it would be written into the ordinances, whether it's written in general or in building ordinance. Shippee commented that a district wouldn't be necessary as it would be a town wide ordinance.

Bissell commented that when she was reviewing the impermeable pavers and other topics regarding the matter before the subcommittee meeting, everything is referring to issues coming down to storm water management. Hancock stated "It should be made clear about commentary about future regulations and express concern that all what is being proposed should be brought forward to everyone at once and should not trojan horsed later".

- 2.2 Permeable Pavements in Zoning Ordinances (Definition)

- Storm water quality practice that allows runoff to pass through surface voids into an underlying stone reservoir/subbase for temporary storage before being discharged to an underdrain and/or underlying soil via infiltration. The most commonly used types of permeable pavement are pervious concrete, porous asphalt, and permeable interlocking concrete pavers which are specifically designed, installed and maintained to effectively absorb and infiltrate water.

- Hancock commented that there needs to be flow rate of permeable surfaces and whatever number is established would need to be reasonable.
- Fran commented that infiltration should be changed to filtration and infiltrate to filtrate.
- Hancock recommended to use scientific numbers.
- Brodbine commented that how much water goes through the material is more important than any surface. Any material that allows (X) amount of water to go through it would be a better verbiage.

- Recommend to demonstrate it to building inspector prior to install. Objective metric that prior to install is shown to the building inspector

- 2.3- Total Lot Coverage (Definition)

- Permeable and impermeable coverage on a lot. The goal is to have the same or better as the previous result.

Infiltration rate is important but the how much storage capacity under it is what's more important. Maibusch comments that its more to do with aesthetics than science.

#### 5.2- Lot Coverage Limits

- Verbiage change was recommended.
- Storm water management should be scientific not esthetic and should be handled separately.
- Next step would be getting solid definitions before next town meeting.

Add 5.2, 2.2, 2.3 to 604

Recommendation 4.1- Brad Roscoe comments that storm water has "checks and balances" and the change of flow is important and the town having some control over that may prevent future civil suits.

Bayard Tracy- president of the lake association comments that the more water fills up in lake, the lower the quality of the water. The #1 thing that can be done to save the lake is to slow the storm water going into the lake. It is the responsibility of the people that live in town to protect, maintain and sustain the quality of the water of the lake. Bayard Tracy commented that it should be brought back to Spofford Lake and not about the whole town.

Bissell requests more time to look at the requests of the Watershed Committee and table this discussion until August 21<sup>st</sup>. Hancock requested numbers from UNH to tell us science of the objective of percentage of runoff. Roscoe suggested that experts are needed for a professional design to be made for each of them by someone certified in storm water management to document and storm water management that needs to be implemented properly.

Bissell tabled the conversation until next meeting.

#### **Items for Information**

#### **Other Business**

#### **Items for signature**

- **UROREALTY, LLC**- Notice of Voluntary Merger- 15/ b9 & 15/B9.1

*James Hancock made a motion for the acting chair, Maria Bissell, to sign the Notice of Voluntary Merger. The motion was seconded by Bob Maibusch and passed unanimously.*

- **Mary Davis & John Benjamin**- Notice of Voluntary Merger
  - 18A/B3 and 18A/B5.4 turning to 18A/B3
    - Needs a letter from the mortgage company.

- **Linda Thomas**- Notice of Voluntary Merger 5K/B6, 5K/B4 and 5K/B3.1 to 5K/B6

*Bob Maibusch made a motion for the acting chair, Maria Bissell, to sign the Notice of Voluntary Merger. The motion was seconded by James Hancock and passed unanimously.*

- Ordinance Review Subcommittee Minutes review

*Steve Laskowski moved to approve the meeting minutes from the Ordinance Review Subcommittee from July 20, 2023, as written. The motion was seconded by Keith Kohanski and passed unanimously.*

- **LaValley/Perkins** Mylar for signature

*Joe Brodbine made a motion for the Planning Board to sign LaValley/Perkins mylar after the meeting is adjourned. The motion was seconded by James Hancock and passed unanimously.*

### **Adjournment**

*Joe Brodbine moved to adjourn at 9:12 P.M. The motion was seconded by James Hancock and passed unanimously.*

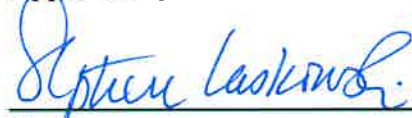
The next meeting will be held at 7:00 PM August 21, 2023, at the Town Offices.

Respectfully Submitted by:

**Erin Cintron**

**Planning Board Secretary**

Approved by:



**Steve Laskowski**

08/25/2023  
**Date**