

**PLANNING BOARD**  
**Monday, August 21, 2023**  
**Public meeting convenes at 7:00 p.m.**  
**Appointments scheduled to begin at 7:30 p.m.**

**Present:** Steve Laskowski, Joe Brodbine, Fran Shippee, James Hancock, and Erin Cintron

**Absent:** James Corliss, Maria Bissell, Bob Maibusch and Keith Kohanski (Present Via Zoom)

**Call to Order:** Steve Laskowski called the meeting to order at 7:00 PM.  
Seating James Hancock in place of Keith Kohanski

**Review of the Minutes:**

*Joe Brodbine made a motion to review the August 7, 2023 minutes. The motion was seconded by James Hancock and passed unanimously.*

August 7, 2023

*Joe Brodbine made a motion to approve the minutes from August 7, 2023, as amended. The motion was seconded by James Hancock and passed unanimously.*

**Appointments**

**Conceptual Consultation**

**Public Hearings**

- **Daly Subdivision-** An application for a Minor Subdivision for the property located at 48 Bradley Rd (Map 24, Lot B6)

*Joe Brodbine made a motion to approve the John Daly two lot Subdivision located at 48 Bradley Road. It was found that it meets all of the Planning Regulations of the Town of Chesterfield and is in full compliance under regulations according to the plans dated 8/9/2023. The motion was seconded by James Hancock and passed unanimously.*

*Joe Brodbine made a motion for the board to sign all required paperwork for the Public Hearing in regards to the John Daly 2 lot Subdivision located at 48 Bradley Road after the meeting. The motion was seconded by Fran Shippee and passed unanimously.*

**Items for Discussion**

- **Davis & Benjamin- Notice of Voluntary Merger-** Awaiting the signature page from the mortgage company. Steve Laskowski tabled the Voluntary Merger until September 4, 2023.

- **Review of Voluntary Merger Application Form-** Steve Laskowski tabled the review of the Voluntary Merger Application to September 18, 2023.

- **Watershed Committee-**

- The Watershed Committee is presenting that a subcommittee be formed including 2 Planning Board Committee members and 2 Watershed Committee members.
- Hancock suggests that at the next meeting the Planning Board gives “guide rails” of whether to make new regulations for the entire town or just watershed district.
- Hancock states that “We can’t take what they are suggesting as one big bite. It needs to be done in smaller bites but residents must be made aware of what they are voting on”. Hancock comments that it's important that the watershed needs to be transparent, not to make it like it’s the beginning of more regulations.
- Laskowski stated it’s just the beginning of tools to benefit water quality in and outside of the watershed district.

*Joe Brodbine made a motion that the Planning Board appoint 2 members to work with a subcommittee that is comprised of 2 Planning Board members and 2 Watershed Committee members with the intent of creating a draft ordinance that will be submitted to the Planning Board. The motion was seconded by Fran Shippee and passed unanimously.*

*Joe Brodbine made a motion that Keith Kohanski and Steve Laskowski be appointed as the Planning Board Committee representatives to the subcommittee. The motion was seconded by Fran Shippee and passed unanimously.*

*Joe Brodbine made a motion that the Planning Board Committee appoint Bayard Tracy and Brad Roscoe as representatives of the Watershed Committee to the subcommittee. The motion was seconded by James Hancock and passed unanimously.*

- **Dudek/Smith Lot line Adjustment-** Review for completeness

- Verify the acreage

*James Hancock made a motion to schedule the Dudek/Smith Lot Line Adjustment Public Hearing on September 18, 2023 at 7:30 pm subject to verification of the lot acreage. The motion was seconded by Joe Brodbine and passed unanimously.*

**Items for Information**

**Other Business**

**Items for signature**

**Adjournment**

97 *Joe Brodbine made a motion to adjourn at 8:34P.M. The motion was seconded by James Hancock*  
98 *and passed unanimously.*

99  
100 The next meeting will be held at 7:00 PM on September 4, 2023, at the Town Offices.

101  
102 Respectfully Submitted by:

103 **Erin Cintron**  
104 **Planning Board Secretary**

105 Approved by:

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109 **James Corliss, chair**

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20Sep2023

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**Date**