

PLANNING BOARD
Monday, September 18, 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, Keith Kohanski, Fran Shippee, James Hancock and Erin Cintron

Absent:

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

Review of the Minutes

August 21, 2023

Steve Laskowski moved to approve the minutes from August 21, 2023, as amended. The motion was seconded by Fran Shippee and passed unanimously.

Appointments

Conceptual Consultation

- **David Gale**

Public Hearings

- **Dudek/Smith Lot Line Adjustment-** An application for a Lot line Adjustment for the properties located at 644 Route 9 (Map 13 Lot G5) and 8 Stage Rd (Map 13 Lot G6) has been submitted.

Steve Laskowski made a motion to approve the Dudek/Smith Lot Line Adjustment for the properties located at 644 Route 9 (Map 13 Lot G5) and 8 Stage Rd (Map 13 Lot G6). Based on the finding that the information provided is within compliance of the Town of Chesterfield. The motion was seconded by Joe Brodbine and passed unanimously.

James Corliss made a motion to have the Planning Board sign the Dudek/Smith Lot Line Adjustment for the properties located at 644 Route 9 (Map 13 Lot G5) and 8 Stage Rd (Map 13 Lot G6) following the meeting. The motion was seconded by Joe Brodbine and passed unanimously.

Items for Discussion

- **Kuzia/Paquin Lot Line Adjustment**- An application for a Lot Line Adjustment for the properties located at 466 North Shore Rd (Map 5J Lot A15) and North Shore Rd. (Map 5J Lot A17) has been submitted and was presented for review-
 - Verify what the deed states for Walter Kuzia- Susan Conway
 - Missing the \$25 Cheshire County Registry of Deeds check for fee
 - 5J/A15 5J/A17 must state Letter “A” – Check Deed- They appear incorrect.
 - All abutters should be shown on the drawing. A zoomed-out page without all detail but shows all abutters would be sufficient; rules/regulations need to followed with a 2 sheet plan
 - Paquin is required to add the mailing address on the map/drawing.

Joe Brodbine made a motion to schedule a Public Hearing on October 2nd at 7:30 pm for the Kuzia/Paquin Lot Line Adjustment for the properties located at 466 North Shore Rd. (Map 5J Lot A15) and North Shore Rd. (Map 5J Lot A17) subject to the conditions noted. The motion was seconded by Maria Bissell and passed unanimously.

- **Review of the Planning Board Notice of Voluntary Merger Application**
 - **Add a box for “Mortgage” or “No Mortgage.”**

Maria Bissell made a motion to amend the Notice of Voluntary Merger Application adding 2 check boxes to the mortgagee sheet to indicate whether there is a mortgage or no mortgage. The motion was seconded by Fran Shippee and passed unanimously.

Items for Information

- Look at sports complex language according to Hancock.
- Revisit after Planning Board Watershed Ordinance Subcommittee comes up with new verbiage.

Other Business

Laskowski stated the work of the Planning Board Watershed Ordinance subcommittee is complete. Now to get it into workable form and put the language of the Watershed Committee down.

Items for signature

- **Davis/Benjamin- Notice of Voluntary Merger**- 18A/B3 and 18A/B5.4 to become 18A/B3

Maria Bissell made a motion for the chair, James Corliss, to sign the Davis/Benjamin Notice of Voluntary Merger for Map 18A/B3 and 18A/B5.4 to become Map 18A/B3. The motion was seconded by Steve Laskowski and passed unanimously.

Adjournment

Joe Brodbine moved to adjourn at 9:11 P.M. The motion was seconded by Steve Laskowski and passed unanimously.

The next meeting will be held at 7:00 PM October 2, 2023, at the Town Offices.

Respectfully Submitted by:

Erin Cintron

Planning Board Secretary

Approved by:



3Oct023

James Corliss

Date