

**TOWN OF CHESTERFIELD  
PLANNING BOARD  
MEETING MINUTES  
NOVEMBER 20, 2023**

Present: James Corliss, Chairman; Maria Bissell, Joe Brodbine, Steve Laskowski, James Hancock, Keith Kohanski, and Fran Shippee, Selectboard Representative.

Absent: Bob Maibusch

Chairman Corliss called the meeting to order at 7 PM.

Corliss seated Hancock in place of Bob Maibusch

Minutes – *Brodbine moved to approve November 6<sup>th</sup> minutes as amended. The motion was seconded by Hancock and passed unanimously.*

Public Hearing for proposed zoning amendments – to add the definition of Pervious Paving and modifying the existing definition of Impermeable Coverage

Pervious paving: Engineered systems for patios, driveways, parking, and other similar structures that retain and infiltrate water better than or equal to the site's undisturbed soil. The most commonly used types of pervious pavement are: pervious concrete, porous asphalt, and permeable interlocking concrete pavers which are specifically designed, installed and maintained to effectively absorb and infiltrate water. Pervious paving also applies to permeable paving.

Impermeable surfaces: All the horizontal area of a lot, parcel or tract, that due to construction of structures is impermeable. Manmade alterations to the natural surface of the land which prevent or impede the infiltration of water runoff into the soil as it entered in the natural condition prior to development are impermeable. Common impermeable areas include, but are not limited to, rooftops, sidewalks, walkways, patios, decks, driveways, parking lots, storage areas, compacted gravel and soil surfaces, swimming pools and permanently installed solid awnings and other fabric or plastic coverings.

1. All portions of any ground mounted solar panels other than the portion in direct contact with the ground are considered permeable for purposes of lot coverage calculation.
2. All portions of underground waste disposal systems, along with any necessary access covers, vents, and risers for pump out and inspection are considered permeable for purposes of lot coverage calculation.
3. Runoff control systems required and approved to direct or infiltrate water by the Planning Board, such as rain gardens, swales, detention/retention ponds, level spreaders, culverts, and similar are considered permeable, for the purpose of lot coverage calculations.

*Changes to coverage would be to Zoning 203.4 C, 204.4 C, and 205.4 C*

C. Coverage:

1. Building coverage shall not exceed ten percent (10%) of the area of a lot.
2. Total impermeable coverage (including building coverage) shall not exceed twenty percent (20%) of the area of the lot.
3. Total lot coverage, which includes building coverage, impermeable coverage, and Pervious Paving, shall not exceed twenty five percent (25%) of the area of the lot. Use of Pervious Paving is required for total lot coverage between twenty (20%) and twenty-five percent (25%). All area beyond twenty percent (20%) must be Pervious Paving.
  - a. A Pervious Paving system design shall meet the University of New Hampshire (UNH) Stormwater Management Standards (SMC) and must be designed by an individual with UNH Stormwater Management Certification (or equivalent / better).
  - b. The Pervious Paving plan / building permit application shall include:
    - i. The design approved and signed by the SMC holder which shows how the plan improves the overall lot infiltration and reduces runoff leaving the property.
    - ii. A maintenance plan that ensures continued performance.
  - c. Code Enforcement may designate an SMC holder at the owner's expense for permit inspection if needed.

*Corliss moved to schedule a public hearing on December 4<sup>th</sup> for the above proposed amendments. The motion was seconded by Hancock and passed unanimously.*

Major Site Development Review – Eden Foundation located at 30 Farr Road on land formerly owned by Arthur H. Van Houten.

Site Plan –      Easement, Deeds & Covenants  
                         State & Local Permits  
                         Topographical & Soil Plan- need final elevation drawings  
                         Soils Data  
                         Existing Surface & Drainage Factors  
                         Use Intensity Statement has been submitted  
                         No Request for waivers  
                         Abutters List  
                         Revision Block needs to be updated

The Board requested the public hearing be moved to the 18<sup>th</sup> of December.

Watershed Development – The Board discussed changes to 13.08 of Code Enforcement ordinance. It was proposed to add a reference to the Chesterfield Flood Plain Ordinance to the Building Ordinance. The current ordinance does not deal with runoff as it exists in the watershed.

Driveway Permits – The Board discussed making changes to the current driveway permit application. The current permit requires a 15” culvert, 30 feet across.

Other – Master Plan Update. The Warrant Article in 2014 was for \$30,000 as a non-lapsing expenditure to SWRPC until the Master Plan update was completed. The last update to the Master

Plan was completed in 2019. There are 3,600 residents and about 1,700 Households. The Board recommended a \$50,000 non-lapsing warrant article to update the Master Plan.

*Bissell moved to adjourn at 10:40 PM. The motion was seconded by Laskowski and passed unanimously.*

Respectfully Submitted,

Amy LaFontaine  
Interim Secretary

Approved:

  
James Corliss

Chairman

Date: 8FEB2024