

Town of Chesterfield, New Hampshire
Chesterfield Planning Board
Meeting Minutes – January 10, 2022
Public Meeting Convened at 7:00 pm
Appointments scheduled to begin at 7:30 pm
In Person at the Town Offices with a Zoom option for the public

PRESENT: Chair James Corliss, Vice Chair Joe Parisi, Joe Brodbine, Maria Bissell, Bob Maibusch, Selectmen's Representative Fran Shippee. Also present at the meeting was Secretary Beverly Bernard.

CALL TO ORDER:

The meeting of the Chesterfield Planning Board was called to order at 7:00 p.m. Chair Corliss. The meeting was held at Town Offices, McKeon Conference Room.

Absent:

Roland Vollbehr, and Alternate James Hancock

Seat Alternates:

A quorum of the Board was present and there was no need to seat Alternates.

Others Present: Jeff Scott, Barbara Girs, John Koopmann

MINUTES:

The meeting Minutes of December 27, 2021 were considered. **Motion** was made by Brodbine to approve the meeting Minutes of December 27, 2022 with changes. There was a second to the motion by Bissell. All were in favor by roll call except Parisi who abstained. ***Motion passed.***

ITEMS FOR DISCUSSION

ITEMS FOR INFORMATION

Corliss said Nine A LLC has a conditional approval for development of their lots and they need to come back for final approval. Corliss asked if the Board agreed to send a letter to them reminding them. Corliss asked Bernard to put the topic on the agenda for next meeting and Bernard agreed to do so. Corliss said he will write something to communicate with them that it is on the upcoming agenda.

OTHER BUSINESS

CIPC Committee Meeting

Bissell spoke about starting the Capital Improvements Program Committee (CIP) on January 24th at 6 pm. She noted the meeting will need to be noticed.

Election of Officers: Chair, Vice-Chair and Secretary

- Parisi **moved** to name Corliss as Chair and there was a second by Shippee. All were in favor. ***Motion passed.***
- Corliss **moved** to name Parisi as Vice-chair, second by Brodbine, and all were in favor. ***Motion passed.***

- Parisi **moved** to name Brodbine as Secretary, second by Bissell, all were in favor. ***Motion passed.***

Zoning Maps

There was a brief discussion about updating the maps showing newer lots. It was noted the Zoning Map was last updated in 2017. Brodbine noted you would have to go through all data from 2017 to present to update the map. Southwest Region Planning Commission has updated the maps in the past and could do so again with the appropriate data provided to them. Corliss said he will pursue updating the map.

ITEMS FOR SIGNATURE

Senior Housing Zoning Amendment- the document was signed by those present.

PUBLIC HEARINGS

Review and vote on proposed amendment to the Chesterfield Zoning Ordinances as follow:

To rezone Chesterfield Tax Map 10A, Lot A5 from Office Retail and Services to Commercial/Industrial

Public Hearing opened at 7:30 pm – Maibusch recused himself for this hearing and handed Bernard a message he received from Lanoue. Bernard read aloud the text message from Mark Lanoue, the owner of Granite State Auto, whose property is being considered for a zoning change. The message said that Mr. Lanoue would be unable to attend tonight’s hearing due to a family medical situation but that he is still “committed to my request for all the right reasons.”

Discussion: The Board considered the proposal to rezone a lot which is next to a commercial lot, and it would make sense from a land point of view to rezone the lot commercial. It will not change the existing site plan that is already in place. Parisi said he read the Zoning Board of Adjustment (ZBA) minutes from the past whereby the owner of the property was adamant that the variance would satisfy his needs. Parisi said that until the owner demonstrates a reason to rezone, he is not for it. No new information has been presented that rezoning would be good for the Town. Corliss said new information is that some folks signed a petition for it. Parisi said the variance allows him to run his current business.

Brodbine said the variance and site plan allowed him to have his car business. If the property owner wants to use the front portion of the property, which was formerly used by Manny’s appliances, he would need to go to ZBA to get variance to use that portion of the lot. Brodbine continued saying if the property were zoned commercial, he would no longer need to do so. He said with a retail business in the front and a different business to the rear, one type of business is better for the town than two different business types. Brodbine said it is a logical motivation.

Parisi said we don’t know the owner’s motivation. The owner previously said he wouldn’t seek a rezoning and now he is asking for it without a rationale. Shippee said she would like to hear from Mr. Lanoue himself. Brodbine said we could continue the meeting to the next meeting. Brodbine said Code Enforcement hasn’t done anything about the owner being out of compliance with the site plan. The change in use, which was a shared use in the past, and now is not used for that. Parisi said this is not germane to rezoning question. It is effectively a commercial lot said Brodbine. Parisi said if you rezone it to a commercial lot, other uses can be conducted on that lot. Brodbine said the property owner would still have to come to the Planning Board for site plan approval. He said we would still have the same oversight but would take the ZBA out of the equation.

The Chair asked for any public comment. Barbara Girs said that anything could go in there. You would be changing the lot to commercial/industrial zone, and you could have a major industrial site there if the lot were somehow to be combined with a neighboring lot. She said Lanoue was supposed to only sell online, and the bushes were supposed to screen the cars. He has not done what he has agreed to do. He has washed cars outside when he agreed not to. The neighbors complained that they were going to lose the value of their homes and that is why he agreed with what the Planning Board put in place. She said she didn't think the Planning Board should allow that since he hasn't followed the conditions that were put in place.

John Koopmann said he echoes Girs concerns; he said the Planning Board invested a lot of time about that site and he was frustrated to find the conditions we provided in agreement not being met. He said there was a clear agreement that he would not be seeking a zoning change in the future. He said that is a basic commitment and then violates it.

Jeff Scott said he is a fan of honesty and truth. Scott said Mr. Lanoue agreed in August 9, 2016 not to ask to have it rezoned and in April 2016, his attorney said 90% of the sales would be internet sales. He added that also in August of 2016, Lanoue said his business is not a retail store. Scott said we need to hold Lanoue to what he said he was going to do before he can ask for a rezoning.

Parisi said we should not recommend bringing this to a town vote without hearing from the owner. The thought of approving this is beyond comprehension.

Parisi **moved** to not move forward with this potential zoning change. There was no second to the motion therefore the ***motion failed***.

Shippee **moved** to continue the public hearing to one more meeting to have the owner come and talk to the Planning Board about his reasons for wanting the zoning change. There was a second by Bissell. All were in favor by roll call. ***Motion passed***.


Public Hearing closed at 7:56 pm

Next Meeting: January 24, 2022

ADJOURNMENT

Motion to adjourn was made by Parisi. There was a second to the motion by Maibusch with no further discussion. All were in favor by roll call. ***Motion passed***. Adjournment occurred at 7:57 p.m.

Respectfully Submitted,



Beverly Bernard
Planning Board Secretary

Approved By:

Chair James Colins

Date 28JAN2022