

PLANNING BOARD
Monday, August 16, 2021
Public meeting convenes at 7:00 p.m.
Appointments scheduled to begin at 7:30 p.m.

Present: James Corliss, Roland Vollbehr, Joe Brodbine Bob Maibusch, Maria Bissell, Jon McKeon (7:09) and Fran Shippee.

Call to Order

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

Seat Alternates

Bob Maibusch was seated in place of Joe Parisi.
Maria Bissell was seated in place of John Koopmann.

Review of the Minutes

August 2, 2021

Joe Brobine moved to approve the minutes from August 21, 2021, as presented. The motion was seconded by Roland Vollbehr and passed unanimously.

Appointments (7:30)

Scenic Road – The purpose of this hearing will be to consider the request of EVERSOURCE for cutting down and trimming trees on Gulf Road. The Town has designated Gulf Road as a scenic road and pursuant to RSA 231:158 II a public hearing is required Town of Chesterfield
Dane D’Arcangelo was present for Eversource

D’Arcangelo noted that he is an arborist with Eversource. D’Arcangelo noted that this is a maintenance year for most of Chesterfield. He noted that Gulf Road is designated as a Scenic Road and that is why he is here before the Planning Board tonight. D’Arcangelo noted that the plan is to trim 15 feet above, 8 feet to the sides and 10 feet below the primary wire (carries the most voltage). D’Arcangelo noted that a hazard tree assessment was done. The hazard trees have been identified and flagged for removal. D’Arcangelo noted that they will be requesting permission from the property owners before removing the trees. D’Arcangelo stated that the brush will be chipped and logs left on the side of the road for the owners. He noted that the chips will either be put in the chip bed or broadcasted evenly into a woodlot. D’Arcangelo noted that if a property owner declines permission, the trees can be trimmed, but not removed.

Corliss noted that a member of the Planning Board that is not present tonight observed the clearing of Route 9 and that struck him as being a bit ugly. Corliss noted that it was mulched and chipped and left in piles. D’Arcangelo noted that he believes that would be the capital project on Route 9,

replacing or adding poles. D'Arcangelo noted that will not happen on Gulf Road. Maibusch noted he drove the road today and does not see an issue with what is presented. Maibusch noted that he has had positive experiences with them on his property. Brodbine noted there have been no issues in the past with this request.

Fran Shippee moved to approve the request to trim trees and remove trees from Eversource's July 19 2021, letter. The motion was seconded by Bob Maibusch and passed unanimously.

Items for Discussion (7:00)

Economic Development Committee—Senior Housing Zoning

John Pieper noted that they are there to speak about senior housing. Pieper noted that he was not at the previous conceptual consultation where this was brought up but noted that he read through the current Chesterfield Zoning Regulations, and it appears that the regulations do not allow senior housing. Pieper noted that they are here to inquire if that is true and what can be done about it. Pieper noted that it appears that the regulations allow for a max of 5 separate dwelling units. Pieper noted that Southwest Community Services has done many senior housing projects and typically they are 24 units, 12 upstairs and 12 downstairs. Rzasa noted that the EDC is looking at land and need to know if/where it will be allowed and if it is not allowed, how we can change the regulations to allow it. Juliana Dodson noted that there is a lot of money for housing right now that the State needs to spend, and it may be worth looking into that avenue as well.

It was noted that any proposed regulation would go before the Town for a vote in March. McKeon noted that it may be best as a special exception (under 403.4) with criteria for approval. Bissell noted that there are requirements for low-income housing and asked if this would meet the requirement.

The Planning Board is interested in working with the EDC on this issue. McKeon noted that Southwest Regional Planning could be a good resource for assistance with this as well. The EDC will be added to the September 20, 2021, agenda for more discussion.

CIP

Shippee noted that she believes this could be easy to update as the information to update all of the tables should already exist. Vollbehr noted that previously there was a committee of 5 that worked on it. McKeon noted that the last 2 updates included the feasibility of combining Chesterfield Fire Department and Spofford Fire Departments and there was an ambulance study last time as well. McKeon noted that those types of things should be looked at as well.

Bissell, McKeon, Vollbehr and Shippee will work on updating the CIP. The first meeting of the Capital Improvements Program Committee will be held on August 23, 2021 at 6:00 PM in the Jon McKeon meeting room. Lachenal will put up notices.

Updated application form

The board reviewed the draft updated application. They will look it over and make notes and come back to at a future meeting.

Items for Information

McKeon noted that the board should look at any regulations that need to be updated for this year and get a timeline together to look at them to avoid waiting till the last moment. McKeon noted that the board may want to ask Southwest Regional Planning to look over the Zoning regulations and see if they have any input on what may need to be updated. McKeon noted that they may have suggestions on how to make it more user friendly and easier to understand. McKeon will reach out to them and see if they could assist with that.

McKeon noted that maybe the Planning Board could reach out to the Board of Selectmen and the Zoning Board asking if they have anything they would like clarified or changed.

Maibusch asked if anyone was monitoring the legislative changes. McKeon noted that the Selectboard gets the updates emailed directly to them. McKeon noted there is a legislative bulletin put out by NMHA that you can get automatically emailed if you are interested. Brodbine noted that the seminars also usually include a legal update class.

Other Business

Items for signature

Adjournment

Jon McKeon moved to adjourn at 8:15P.M. The motion was seconded by Roland Vollbehr and passed unanimously.

The next meeting will be held at 7:00 PM September 13, 2021, at the Town Offices.

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:



James Corliss, Chair

14SEP2021

Date