

PLANNING BOARD
Monday, October 4, 2021
Public meeting convenes at 7:00 p.m.
Appointments scheduled to begin at 7:30 p.m.

Present: James Corliss, Joe Brodbine, Jon McKeon, John Koopmann, Joe Parisi, Maria Bissell, Roland Vollbehr and Fran Shippee.

Call to Order

James Corliss called the meeting to order at 7:04.
Corliss noted that this is the boards first attempt at in person and zoom.

Seat Alternates

Review of the Minutes

September 13, 2021

Joe Parisi moved to approve the minutes from September 13, 2021, as presented. The motion was seconded by Joe Brodbine and passed unanimously.

Appointments (7:30)

Items for Discussion (7:00)

Schedule Change

Corliss noted that there was some interest in changing the Planning Board schedule. Lachenal noted that she will no longer be the Planning Board Secretary. Lachenal noted that there is a potential person that will do both Zoning and Planning, but she is not able to do the first and third Mondays. Corliss noted that he did not want to change the meeting date. Brodbine, McKeon, Vollbehr and Bissell were ok with the change. Shippee noted that she has a meeting on the last Monday of the month, which will sometimes be the fourth, but she is ok with the change. Koopmann noted that the Spofford Lake Association meets at the same time and often there are members that are interested in what is going on with the Planning Board.

Jon McKeon moved to change the Chesterfield Planning Board meeting schedule to the second and fourth Monday of each month beginning in November of 2021. The meeting was seconded by Joe Brodbine and passed unanimously.

Sub-Committee CIP next meeting date

The next meeting will be November 8th at 6 PM in at the Town Offices.

Conceptual Consultation – Dan Mendiola – Fedex/JA Mulligan (Rob Hitchcock)

Rob Hitchcock was present in place of Dan Mendiola

Corliss noted that conceptual consultations are non-binding on either party and minutes are not taken.

Joe Parisi moved to hold a public hearing presentation on FedEx on Monday October 18, 2021. The motion was seconded by Roland Vollbehr and passed unanimously.

The board noted that this is not a formal application, but a request for administrative approval and therefore the 21-day requirement does not apply.

Proposed 2022 budget

The board reviewed the proposed 2022 budget.

Roland Vollbehr moved to accept the proposed budget as presented. The motion was seconded by Jon McKeon and passed unanimously.

Zoning Ordinance/Senior housing updates

It was noted that the board previously discussed the possibility of creating zoning allowing greater than 5 dwelling units. Bissell noted that she believes that there was an open question. Bissell noted that it was mentioned to ask if there was an already approved plan similar to Chesterfield (without public septic and water) that could be used to give Chesterfield a basis to build some regulations. Koopmann noted that he is unsure if it is practical for senior housing without transportation or shopping available. McKeon noted that it would not just be senior housing. McKeon suggested a public hearing inviting Southwest Community Services. Bissell suggested having Southwest Regional Planning Commission present as well. It was noted that the board is looking to allow it in a district, not just make it right for one person.

James Corliss moved to hold a public hearing on November 8, 2021 at the Town Offices at 7:30 PM to discuss zoning changes allowing greater than five (5) dwelling units in a single building. The motion was seconded by Fran Shippee and passed unanimously.

NHDES File 2021-02626

Board reviewed and had no comments.

Sugarman – presentation to the Planning board on Zoning Regulation

Corliss noted that the presentation tonight was originally set for September and was listed as a conceptual consultation, however because there is no application before the board, it is not a conceptual consultation, instead it is a presentation to the board. Corliss noted that the Board will not comment or respond because there is an appeal that has been filed with the NH Supreme Court by the Mr. Sugarman's Joy Street LLC following the Superior Court's upholding of the ZBA's

decision in the Joy Street LLC administrative appeal, and the Board does not believe it is appropriate to discuss or comment upon aspects of the Town's zoning ordinance that are subject to the pending Joy Street LLC Supreme Court appeal.

Sugarman gave the board some materials and would like to include them in the minutes.

Sugarman noted that this was not meant to address the issues with the Town, but is a proposal for support from the Planning Board. Sugarman noted he would like the Planning Board to listen to logic and was hoping to have a discussion about the proposal and get support for a zoning change. Sugarman noted he would like to replace the description of impermeable to conform to what the DES has. Sugarman noted he would like to get support from the Planning board to allow the Town to create opportunities to improve property as it relates to storm water runoff. Sugarman stated that NHDES and Spofford Lake association all believe in this.

Sugarman stated that the ordinances in Town, Federal and State Government are meant to improve the Town and protect the watershed and the Town needs to give tools to prevent runoff. Sugarman noted that he is asking that if a warrant article comes up, the Planning Board support it and encourage people to fix their properties runoff issues. Sugarman noted this is not about him, but about the whole Town.

Corliss thanked him for the presentation.

Donald Robinson noted he has a question on permeable pavers. Robinson stated he lives on a steep slope and across the street from the lake. Robinson noted that runoff has changed since the property across the street did some work. Robinson noted that the basement floods now and the driveway is a sheet of ice. Robinson noted he would love to be able to put pavers on the driveway to improve the property and make his driveway not a sheet of ice. Corliss noted from a legal view, if a neighbor increases runoff to your property, there is probably some legal action that can be taken.

Items for Information

Other Business

Items for signature

Adjournment

Jon McKeon moved to adjourn at 8:37 P.M. The motion was seconded by Roland Vollbehr and passed unanimously.

The next meeting will be held at 7:00 PM October 18, 2021, at the Town Offices and virtually.

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:



James Corliss, Chair

20OCT2021

Date