

Town of Chesterfield Planning Board
Meeting Minutes
August 19, 2019

Call to Order: James Corliss called the meeting to order at 7:03 PM. In attendance were James Corliss, Joe Parisi, John Koopmann, John Pieper, Joe Brodbine, and Jon McKeon

Seat Alternates: Pieper is seated for Davis Peach.

Review of the Minutes: August 5, 2019 meeting minutes were reviewed. Parisi made a motion to approve the August 5, 2019 minutes as written. Pieper seconded the motion and it was approved unanimously by roll call vote.

Appointments:

- Peter Brady and Jill Ann Brady – Application for a Lot Line Adjustment for property located at 22 Cobleigh Estates Road (Map 13B, Lots A7 & A8) consisting of approximately 10.94 acres in the Residential Zone.

Jim Phippard submitted a corrected signature line to Corliss and a new completed plan. Corliss read the hearing information into the record.

Koopmann made a motion to accept the plans as complete for review and Pieper seconded the motion. Parisi asked if we should review the notes from the last meeting. Corliss said to vote on the standing motion and then move back to that. McKeon, Koopmann, Pieper, Corliss and Brodbine voted in favor. Parisi abstained. The motion passed.

Parisi went back to the minutes to review what was deficient in the plan originally. Phippard said the spelling of “Cobleigh” was corrected in two places, as requested. Peter Brady’s name is different on the plan as this is how the property is listed on the town records, said Phippard. Phippard also advised that Kevin Beal asked to keep his mailing address as is.

Phippard proposed a lot line adjustment on Cobleigh Estates at Map 13B A-7 & A-8. A-7 is a 2.4-acre lot in a residential district. This is an existing non-confirming lot due to frontage. The property adjacent is Map 13B A8 and is an 8.67-acre lot. They propose to take 6.1 acres from 13B A8 and add it to the rear of 13B A-7. The new lots will be 2.57 acres and 8.25 acres respectively. Pieper asks what is the purpose of the lot line adjustment? Phippard said they have a buyer for the house property at 22 Cobleigh Estates (13B A8). They want to keep the other land and maintain it in current use.

PUBLIC COMMENT:

Ann Davis asked if the person purchasing the property will own all three lots. No, said Phippard only the 2.5-acre lot with the home on it will be sold.

Phil Davis asked about the non-confirming issue with frontage. Corliss said that will remain and it will not be made “less conforming”.

Ron Sherman asked if the land is in current use now? Yes, said Phippard, the property is in current use now and is intended to stay in current use.

Phil Davis asked if the lot line adjustment does not pass, would that prevent it from being built on? No, answered Corliss.

With no further discussion, Parisi made a motion to approve as presented and Brodbine seconded the motion. McKeon thought the motion should include the application language, rather than “as presented”. It was agreed the motion would stand. The vote was unanimous to approve the application.

Review for Completeness – BLA & Subdivision – Pine Grove Springs:

BLA Application: Board reviewed the application and found page three does not have a signature block. No summary found but notes were reviewed. After review, the application was found to be complete, except for the signature block on page three.

Parisi made a motion to schedule a Public Hearing regarding the lot line adjustment at 7:30 PM on September 9, 2019 at the Town Offices. Brodbine seconded the motion and it passed unanimously by roll call vote. Corliss reviewed the motion and process with those in the audience.

Subdivision: All items on the check list were reviewed. Parisi questioned if there are structures on the land close to the lake? After reviewing it was determined no buildings are shown to exist. After further review, it was agreed the application was complete except for the signature block on page three.

Pieper questioned how the Board can talk about two lots that don't yet exist. Corliss said they should proceed with the assumption the lot line adjustment was approved. Also, he stated the Board is just reviewing for completeness at this time.

Parisi made a motion to schedule Pine Grove for a Public Hearing on September 9th at 7:30 PM here at the town offices. Pieper seconded the motion and it was approved unanimously by roll call vote.

Items for information: McKeon told the Board there is a Summer Informational Session on August 28, 2019 at 7:00 PM at the town offices. He also said the Ground Breaking Ceremony for the Broadband service was cancelled as the work is already underway. Consolidated will have a table at Old Home Day to answer questions and allow people to start signing up for service. There will be a Ribbon Cutting Ceremony for the Broadband Project following Old Home Days. The BOS will set the date at their next meeting. It is anticipated to be the week following Old Home Days. He also said utility pole easements will be discussed at a Public Hearing on August 28th.

Other Business: None

Point of order: Corliss said, about the subdivision plan for Pine Grove, one of the concerns initially was that they are creating three lots which share a single driveway. Parisi stated it was inappropriate to discuss this at this time and no further action was taken.

Adjournment: Parisi: moved to adjourn at 8:10; McKeon seconded, and it was approved unanimously roll call vote.

Respectfully submitted:

Susan Rigg for Tricia Lachenal

James Corliss, Chair

Date