

TOWN OF CHESTERFIELD, NH
PLANNING BOARD
Monday, August 3, 2020

Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically. Please note that there is no physical location to observe and listen contemporaneously to the meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, this is to confirm that we are:

a) Providing public access to the meeting by telephone, with additional access possibilities by video or other electronic means;

We are utilizing the Zoom platform for this electronic meeting. All members of the Board have the ability to communicate contemporaneously during this meeting through the Zoom platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting through dialing the following phone # 1-929-205-6009 and password 845 1725 0973 or by going to the following website address:

[https://us02web.zoom.us/j/845 1725 0973](https://us02web.zoom.us/j/84517250973)

b) Providing public notice of the necessary information for accessing the meeting;

We previously gave notice to the public of how to access the meeting using Zoom, and instructions are provided on the Town of Chesterfield website at: <https://chesterfield.nh.gov/>.

c) Providing a mechanism for the public to alert the public body during the meeting if there are problems with access; If anybody has a problem, please call 603-499-6534 or email at: tricia.lachenal@nhchesterfield.com.

d) Adjourning the meeting if the public is unable to access the meeting.

In the event the public is unable to access the meeting; we will adjourn the meeting and have it rescheduled at that time.

Please note that all votes that are taken during this meeting shall be done by Roll Call vote.

Present: Jon McKeon, James Corliss, John Koopmann, and Joe Brodbine
Call to Order

James Corliss called the meeting to order at 7:01 PM.

Seat Alternates

Review of the Minutes

July 20, 2020

Jon McKeon moved to approve the minutes from the July 20, 2020 meeting as presented. The motion was seconded by John Koopmann and passed unanimously by roll call vote.

Appointments

Proposed Zoning Amendments - A Public Hearing will take place to review and vote on proposed amendments to Chesterfield Zoning Regulations 207.2:3g and Appendix B.

The Planning Board at its previous meeting continued the hearing on amendments to Zoning Regulations 271.2 3g and Appendix B and all associated regulations.

The existing and proposed regulations are as follows:

Existing

207.2 3 g. adequate off-street parking shall be provided.

Proposed

207.2 3 g. Adequate off-street parking shall be provided. In addition to the parking required for the existing structure, at least one additional parking spot for each ADU bedroom added shall be provided.

McKeon moves to accept the proposed change to Chesterfield Zoning 207.2 3G. The motion was seconded by John Koopmann and passed unanimously by roll call vote.

Appendix B and associated regulations: It was noted that the board would like to remove Appendix B as it is an outdated version. The board would like all regulations that refer to Appendix b to just refer to the NH RSA in order for the regulations to keep up with the changes in RSA's.

203.6 – taking out “Appendix B” –

Just refer to the state regulation as the zoning regulations should follow the RSA.

Jon McKeon moves to accept the proposed changes for 203.6 Spofford Lake District. The motion was seconded by Joe Brodbine which passed unanimously by roll call vote.

209.1 taking out “appendix B Brooks , Rivers and Streams

Jon McKeon moves to accept the proposed change to 209.1 Brooks rivers and streams. The motion was seconded by Joe Brodbine and passed unanimously by roll call vote.

Items for Discussion

Nine-A, LLC - Jim Phippard

Corliss noted that it appears there has been some progress. Corliss noted that he received an email with updated plans. Corliss stated that C-3 does have the required note added. Corliss noted that there was an invoice that the applicant was to pay for review of covenants. Phippard noted that he received an email from Attorney Ratigans office noting that the amount due for review of covenants was \$1091.50. Phippard noted that 9A, LLC will pay that amount and Phippard will submit that to

the Town tomorrow. Corliss noted that the cover sheet date was not updated. Phippard noted that he can revise the cover sheet and drop them off tomorrow. Corliss noted he can go to the Town offices tomorrow to sign plans. Corliss stated those are the only two items precedent on the conditional approval.

Corliss noted that the board received an email from the Chairman of the Selectboard regarding the demolition permit for 9A, LLC being done in 2 phases. Phippard noted that will be fine with the applicant. Phippard stated they would like to get on the schedule to have the abatement work done now. Phippard stated they cannot do demo of the building without an Alteration of Terrain permit, which is pending. McKeon noted that the abatement work will go through the Health Officer.

Joe Brodbine moved that the Conditions precedent for 9 A, LLC have been met. The motion was seconded by John Koopmann and passed unanimously by roll call vote.

Phippard will get the new cover sheet to Lachenal and any board members willing, will come into the office by appointment to sign the plans.

Nite Owl Real Estate/Maria & Ron Cormier -22 Glebe Road – Conceptual

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

Items for Information

Other Business

The board reviewed a Boundary Line Application received 7/28/20 from Errold and Tina Nelson. The board reviewed the application for completeness.

McKeon noted that there is no seal or signature from the surveyor on the plan.

It was noted that there are no setbacks listed on the plan.

James Corliss moved to schedule Nelson for a Public Hearing on the Boundary Line Application for August 17, 2020 at 7:30 PM via Zoom. The motion was seconded by Joe Brodbine and passed unanimously by roll call vote.

Brodbine noted that with Aldrich absent from a meeting and Fran Shippee in attendance, is she the Selectboard Representative for the night. McKeon noted that there needs to be a vote from the Board of Selectmen for her to be the alternate Selectmans representative to the Planning Board.

Corliss noted that the board received an email from McKeon regarding some concerns about 783 Route 9. McKeon noted that they do not have a site plan and at a previous meeting, he did mention to the BOS representative that something should be done. McKeon noted that his email is simply information for the board.

Corliss noted that the Board of Selectmen will be having a meeting on the proposed Waste Water Management regulation for the Spofford Lake District. The hearing will be held on August 12, 2020 at 7:00 PM Via zoom.

Items for signature

Planning Board August 3, 2020

July 20, 2020 Minutes

Adjournment

Jon McKeon moved to adjourn at 8:27 P.M. The motion was seconded by Joe Brodbine and passed unanimously by roll call vote.

The next meeting will be held virtually at 7:00 PM August 17, 2020, please see the Town Website calendar (<https://chesterfield.nh.gov/events/>) for the meeting ID.

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:



James Corliss, Chair

19AUG2020

Date