

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, December 17, 2018

Present: Joe Brodbine, John Pieper, Davis Peach, John Koopmann, James Corliss, Roland Vollbehr and Jon McKeon

Call to Order

James Corliss called the meeting to order.

Corliss noted that the meeting on December 3, 2018 was canceled due to lack of appointments and absence of secretary.

Seat Alternates

John Pieper seated in place of Joe Parisi

Review of the Minutes

November 19, 2018

Davis Peach moved to approve the minutes from the November 19, 2018 meeting as amended. The motion was seconded by Roland Vollbehr and passed by majority.

Appointments

There were no appointments scheduled

Items for Discussion

Review for completeness Arbor Climb

Review of an application for a change in use for property located at 22 Mill Road.

The board reviewed the application for completeness noting:

McKeon noted there are no dates on inspection permission for site visit and it was signed but the name was not printed.

There was no date on the Designation of Authorized Representative.

The cover sheet on the plans have an incorrect sheet index and/or the sheets are numbered incorrectly.

Finished floor elevations are not shown on all structures on proposed plan or area plan

Parking areas, loading and unloading areas need to be shown. Use intensity statement indicates two driveways that are not found on the plans.

Applicant will need to explain how they access the log storage behind the structure as none is shown.

No stamp or signature on plan.

The property is not identified on sheet 1 with the tax map and lot number.

Acreage for the lot within a 100th of an acre on sheet 1 missing.

Certification statement is not signed.

Check the acreage and make sure it matches all places. (.29 in some places and .28 in others)

It was noted that there is no proposed outside lighting.

Conservation commission had some questions regarding wetlands. It was noted that Board should research best practices.

John Pieper moved to hold a public hearing on January 7, 2019 at 7:30 in the Town Offices for Arborclimb/George Thomas. The motion was seconded by Joe Brodbine and passed unanimously.

Zoning Board suggestions for changes

Kristin McKeon presents suggestions to the Planning Board as an individual, not as the Chairman of the Zoning Board as the ZBA did not have time to finish going over the suggestions at its last meeting and will not meet again before suggestions need to be presented.

Impermeable Coverage definition :

Corliss noted that he understood impermeable coverage meant that rain cannot penetrate it as much as natural surface. Corliss noted that he believe that to be written to be the natural surface but it can be argued that some natural surfaces can claimed as impermeable such as ledge, clay and stone.

Kristin McKeon noted she took the proposed from another town. McKeon noted that the ZBA has had many people argue that stairs are not impervious and decks are not impervious because rain can get through.

Current definition:

IMPERMEABLE COVERAGE: All that horizontal area of a lot, parcel or tract which because of manmade alterations to the natural surface of the land, including building, parking lot and driveway areas or other development, cannot be penetrated by rainwater substantially the same as the natural surface.

Proposed:

IMPERMEABLE COVERAGE: All that horizontal area of a lot, parcel or tract due to manmade alterations to the natural surface of the land, including structures, parking lot and driveway areas or other development. All area beneath a structure is impervious.

John Koopmann moved to schedule a public hearing for amending the Zoning Regulation definition of impermeable coverage on January 7, 2019 in the Town Office at 7:30 PM. . The motion was seconded by Roland Vollbehr and passed by majority. (Pieper: abstains)

Structure Definition:

It was suggested that solar panels should be added.

Currently Reads:

STRUCTURE: Any temporary or permanently constructed, erected or placed material or combination of materials in or upon the ground, including, but not limited to buildings, manufactured housing units, radio towers, sheds and storage bins, storage tanks, portable carports, swimming pools, tennis courts, parking lots, driveways and on-site waste disposal systems.

Proposed:

STRUCTURE: Any temporary or permanently constructed, erected or placed material or combination of materials in or upon the ground, including, but not limited to buildings, manufactured housing units, radio towers, sheds and storage bins, storage tanks, portable carports, stairs, decks, patios, solar panels swimming pools, tennis courts, parking lots, driveways and on-site waste disposal systems.

Jon McKeon moved to schedule a public hearing for amending the Zoning Relegation definition of structure as stated on January 7, 2019 in the Town Office at 7:30 PM.. The motion was seconded by Roland Vollbehr and passed unanimously.

503.1 Expansion:Currently Reads:**503.1 Expansion**

Expansion of non-conforming parts of buildings or structures is not allowed. Those parts of any building or structure which are conforming may be expanded provided the expansion is conforming and the use is not changed. For example, if a non-conforming building encroaches into a yard area established by this ordinance, the bulk of the building within the yard area shall not be expanded at all, either vertically or horizontally, within such yard area.

Proposed:**503.1**

Expansion of non-conforming parts of buildings or structures is not allowed. Those parts of any building or structure which are conforming may be expanded provided the expansion is conforming and the use is not changed. For example, if a non-conforming building encroaches into a yard area established by this ordinance, the bulk of the building within the yard area shall not be expanded at all, either vertically or horizontally, within such yard area.

If buildings, structures, and other impervious surfaces are nonconforming due to excessive lot coverage no part of building/structures/impervious surfaces may be expanded either horizontally or vertically regardless of whether building/structure/etc is in or out of any setbacks.

Kristin McKeon noted that this suggestion is for clarification and the ordinance was first updated to include vertical expansion after several properties on small lots on Spofford Lake were expanded significantly vertically to get around expanding on an over covered lot.

Davis Peach moved to schedule a public hearing for amending Zoning Regulation 503.1 as noted on January 7, 2019 at the Town Offices at 7:30 PM. The motion was seconded by Roland Vollbehrr and passed unanimously.

Cancel or move January 21, 2018 meeting for Holiday

The board decided to move the January 21, 2019 meeting to January 14, 2019.

Items for Information

Peach noted that Southwest Region commission addressed living communities at the conference in November, and it seems they have started movement on livable communities. Peach suggested that Chesterfield get involved.

Pieper asked if there is a time limit on applications that are found to be not complete enough for review. McKeon noted if they (applicant that is not in compliance) do not have a current approved site plan, or are doing any work before approval they would be getting contacted by other agencies in Chesterfield.

Other Business

Items for signature

Adjournment

Roland Vollbehrr moved to adjourn at 9:23. The motion was seconded by Davis Peach and passed unanimously.

The next meeting will be held in the Town Offices at 7:00 PM January 7, 2019

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:

James Corliss, Chair

Date