

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, February 25, 2019

Present: Joe Brodbine, John Pieper, John Koopmann, James Corliss, and Rolland Vollbehr.

Call to Order

James Corliss called the meeting to order at 7:02.

Seat Alternates

Jonh Pieper was seated in place of Joe Parisi

Review of the Minutes

February 4, 2019

Roland Vollbehr moved to approve the minutes from the February 4, 2019 meeting as amended. The motion was seconded by John Koopmann and passed unanimously.

Appointments

Beauregard/Wrobel – This is an application for a lot line adjustment of property located at Sugar Maple Lane (Map 7A, Lot A6.1 and Map 7, Lot D8) consisting of approximately 79 acres in the residential and Rural/Agricultural Zone.

John Koopmann recused himself as an abutter to the property.

Corliss noted that the Planning Board reviewed the application for completeness on February 4th. Corliss noted that the following items were noted at the February 4th meeting: abutters list was dated November and needed to be updated, the location of the abutters was not clear on the plan, "match line" is spelled incorrectly and note 2 has two sub-letter a's on the plan.

Lachenal noted that the abutters list was updated and provided to her previously and the new list was used for notification of this meeting. David Beauregard provided the board with new plans. Beauregard noted that he spoke with David Mann about the location of the abutters on the plan and Mann indicated to him that this plan should be sufficient. Corliss noted that typically the abutters are listed where they are located on the plan. It was noted that this plan has a legend and it does key the abutters to their locations. It was noted that Match line is now spelled correctly and note 2 has been corrected.

Joe Brodbine moved that the Beauregard/Wrobel Lot Line Adjustment application is complete enough for review. The motion was seconded by John Pieper and passed unanimously.

Corliss opened the public hearing.

David Beauregard noted that he is looking to purchase some property from Mr. Wrobel as they need additional space big enough to ride a horse. This is a proposed 5 acres.

Brodbine noted that there is an area to the west of the new property line that appears to remain with the original lot, but is an odd shape. Wrobel noted that area will be left alone and allowed to grow. Brodbine asked if the board would be creating an issue with this land as the shape will make it unusable. It was noted that from the cemetery to the corner of the land is about 120-140 feet. It was noted that the land would remain part of the larger parcel (owned by Wrobel) and no new lots are being created. Brodbine asked if anyone else was uncomfortable with the layout. Corliss noted that it does not violate the regulations.

The meeting was opened up for public comment.

Patricia Kendell (abutter) noted that it looks like there was an old road there and asked what the access would be to that property. Wrobel noted that the access to the property would not change and that he can get everywhere on the property.

There were no additional questions/comments from the public or the board.

Roland Vollbehr moved to approve the Beauregard/Wrobel application for a lot line adjustment of property located at Sugar Maple Lane (Map 7A, Lot A6.1 and Map 7, Lot D8) . The motion was seconded by John Pieper and passed unanimously.

Lachenal noted that additional plans will be needed for signature.

Items for Discussion

Review of conditions/conditions met – Camp Spofford

The board reviewed the new plans provided by Camp Spofford.

Koopmann noted that he went to Camp Spofford today, but was unable to see due to snow.

Corliss noted that the 34 parking spaces are now indicated on the plan.

The board reviewed the impervious coverage calculations. They appear correct.

Koopmann noted that going forward if we have septic systems and facilities that are predicated on parking spaces. Other sites are required to have gravel or pavement. These are a different animal and it is not dealt with in the regulation. Such a significant facility on a significant part of land we want to make sure we are not stressing the land in the future.

John Pieper moves that the conditions have been met for final approval. The motion was seconded by Roland Vollbehr and passed unanimously.

Items for Information

Wetlands Permit Application – Route 9A

The board reviewed the wetlands permit application for Wares Grove Beach. The board had no comments.

Other Business

DOT Letter – Route 63 and Stage Road

The board received a letter from NH DOT regarding the removal of the Y intersection at the intersection of Stage Road and Route 63. Corliss read the letter to the board. The board had no concerns/questions.

Corliss noted that there is nothing on the agenda for March 4th, and therefore the meeting will be cancelled.

Items for signature

Adjournment

Roland Vollbehr moved to adjourn at 8:00. The motion was seconded by John Pieper and passed unanimously.

The next meeting will be held in the Town Offices at 7:00 PM March 18, 2019

Respectfully Submitted by:

Patricia Lachenal
Planning Board Secretary

Approved by:

James Corliss, Chair

Date