

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, January 14, 2019

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

Call to Order

James Corliss called the meeting to order at 7:00.

Seat Alternates

No alternates seated as the full board was present with the exception of the Selectboard Representative.

Review of the Minutes

January 7, 2019

Rolland Vollbehr moved to approve the minutes from the January 7, 2019 meeting as presented. The motion was seconded by Joe Brodbine and passed with one abstention.

Appointments

Arborclimb/George Thomas – This is a continuation of an application for a Change in Use of property located at 20-22 Mill Road (Map 13, Lot E9.1) consisting of approximately 2.29 acres in the Commercial/Industrial Zone.

Dave Bergeron noted that he made some changes to the plan after the last meeting and speaking with the owner, it was decided that the pole barn will be removed. Bergeron noted that the removal of the pole barn and the elimination of a couple parking spaces are the only changes to the plans. Bergeron noted that he is required to have 11 parking spaces and with the changes, there will be 17 parking spaces on the lot. Parisi asked if there was any plans of eliminating the driveway that crosses the setback. Bergeron noted that they will not use the driveway. Bergeron noted that they have been going over the setback line for the property and the fenced area is the right up to the property line.

Koopmann noted that the parking area was basically impervious gravel coverage and noted that he believes it to be a typical pre-existing non-conforming condition and so if it was used as a driveway, it would be ok to continue the use based on the existing non-conformity. Koopmann noted he has no issue with the plans as presented. Parisi noted that he disagrees with Koopman and would like to see the driveway eliminated. Bergeron noted that Arbor Climb understands it is not their property and will not be using it. Brodbine noted that the use intensity statement indicates there will be no site disturbance, however with the new proposal to tear down the pole barn that is no longer accurate. Bergeron will update the Use Intensity Statement. Bergeron noted that the parking will not be striped, but he visited the site and noted where people are parking and there is adequate parking for

the demand. Pieper noted that he would like to add wording allowing them to pile logs in front of the building. Bergeron noted that the owner felt that storage of the logs in front impedes the movement of trucks. Brodbine asked if there was anything noted that specifically prohibits chipping on the property. Bergeron noted that it is noted in the Use Intensity Statement and the Town Ordinances prohibit outside noise and dust. It was noted that there is not noted in the Use Intensity Statement. Bergeron will add to the Use Intensity Statement noting that no chipping will happen on site.

There were no questions from the public

Joe Parisi moved to Conditionally Approve the Change in Use Application for Arborclimb/George Thomas located at 20-22 Mill Road (Map 13, Lot E9.1) under the following conditions:

“No Chipping” added to the Use Intensity Statement

And

Update Use Intensity Statement with the removal of the pole barn

The motion was seconded by Rolland Vollbehr and passed unanimously.

Items for Discussion

Impermeable Converge language for zoning change

Corliss noted that the goal of the wording is to make sure that the board is not prohibiting septic systems to be revisited or rebuilt due to impermeable coverage. Parisi noted that he contacted DES and they were definitive about septic systems being permeable. Parisi noted that he looked over about a dozen other town ordinances and none included septic systems as impermeable. Pieper noted that “on-site” is not necessary and could pose an issue if a lot had a system that is off-site.

Joe Parisi moved to hold a public hearing on February 4, 2019 at 7:30 PM in the Town Office Building for the purpose of changing the definition of Impermeable Coverage in the Town of Chesterfield Zoning Ordinances as follows:

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. All portions of any ground mounted solar panels other than the portion in direct contact with the ground are considered permeable. All portions of underground waste disposal systems, along with necessary access covers, vents and risers for pump out and inspection are considered permeable.

The motion was seconded by Joe Brodbine and passed unanimously.

Truck and Freight Terminal language for zoning change

The board reviewed the language as proposed previously.

Trucking and Freight Terminal – A use to mean a property with a trucking and freight building, where the building is used for trucking or freight processing or storage purposes. The use of the property for truck or tractor trailer parking or trailer exchanges, drop offs, or deliveries unrelated to the use of the building is insufficient to satisfy this definition.

The public hearing is scheduled for February 4, 2019 in the Town Office Building at 7:30 PM.

Items for Information

Parisi noted that there was motion made and approved at the last Zoning Board meeting. The ZBA is requesting the Planning Board to modify the Zoning Ordinances to explicitly and comprehensively define all items in the Zoning Ordinances. Parisi noted that he indicated to the ZBA that the best and most efficient way to accomplish that task would be in a cooperative fashion. Parisi suggested that the ZBA go through the ordinances and prioritize any items that are giving them the most challenge. Parisi noted that the Chairmen of the boards should find the best way to accomplish the task.

Parisi noted that the Zoning Board went over the Xpress Natural Gas decision from the court and had a discussion about the applicant coming to the Planning Board for site approval. Parisi noted it is not clear to the Zoning Board if Xpress Natural Gas is required to put an application in with the Planning Board. Corliss noted that if the site is used in a manner that is inconsistent with the current site plan then Code Enforcement would need to get involved.

Other Business

Items for signature

Adjournment

Davis Peach moved to adjourn at 8:11. The motion was seconded by Rolland Volbehr and passed unanimously.

The next meeting will be held in the Town Offices at 7:00 PM February 4, 2019

Respectfully Submitted by:

Patricia Lachenal
Planning Board Secretary

Approved by:

James Corliss, Chair

Date