

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, May 20, 2019

Present: Joe Brodbine, Joe Parisi, Davis Peach, James Corliss, Roland Vollbehr John Pieper and John Koopmann, and Jon McKeon (via Skype)

Call to Order

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

McKeon requested to join the meeting via skype. He was held up at work and unable to physically attend the meeting. He is alone in the room.

Davis Peach moved to allow Jon McKeon to attend the meeting via skype. Roland Vollbehr seconded the motion which passed unanimously.

Seat Alternates

John Pieper was seated in place of John Koopmann for the appointment.

Review of the Minutes

May 6, 2019

John Koopmann moved to approve the minutes from the May 6, 2019 meeting as presented The motion was seconded by Davis Peach and passed unanimously.

Appointments

Bruce K. Beach Revocable Trust – This is a continuation of an application for a Boundary Line Adjustment of property located at Turkey Hill Road and Route 9 (Map 8, Lots A3, A4, A5 & A6) consisting of approximately 121.5 acres in the Rural/Agricultural Zone. This is a public hearing and may result in approval or denial of the application.

John Koopmann recused himself as an abutter to the application.

David Mann was present for the applicant and provided plans with a revision date of 5/8/2019.

Mann noted that at the previous meeting it was stated that Forest Ave had been discontinued, however he was unable to locate adequate documentation to support that. Mann noted that NH has specific criteria required for a road to be discontinued. Mann provided the board with RSA 231:43 and read it out loud. Mann noted that he went to the Selectmens offices and they were unable to provide him with the necessary documentation to prove that the road had been discontinued. Mann noted that the Town is required to provide documentation that the meeting was noticed, and that the landowner gave written consent or was compensated. Mann noted that he called the State Survey Department and was informed that without that documentation, the road is not discontinued. Mann noted that John Koopmann (abutter) previously spoke about a discontinuance that has nothing to do with this application. Mann noted that part of Forest Ave was discontinued, however it is where it previously connected to Route 9. Mann provided a letter to board noting it was a letter from 1984 from the Selectboard to the abutters. The letter states that Forest Ave will continue to exist with

both ends joining Glebe Road. Mann noted that this letter indicates that the Selectboard had no intention of discontinuing the part of Forest Ave in question now. Mann noted that he met with Bill Mitchell who was a selectmen in town during the discontinuance of a portion of Forest Ave and he indicated that the discontinuance was only the smaller roads and was not intended to affect this part of Forest Ave. Mann stated he also spoke with Allan Davis who was Road Agent to the town who indicated that the Town always maintained the "loop" on Forest Ave. Mann noted that he also spoke with Bart Bevis who was the Road Agent after Davis and Bevis stated he always plowed the "loop". Mann noted that the selectmen memo makes it clear that the intent was not to discontinue Forest Ave. Mann provided the board with a warrant article 39 (1985) which addresses the discontinuance of roads in Chesterfield, noting that the intent was to discontinue the smaller roads, not the loop on Forest Ave.

Parisi noted that the board was provided the agreement between Beech and the Town and a map. Parisi noted that the map provided shows the loop and it does not indicate that it was discontinued. There are other parts of the map that clearly indicate where roads are discontinued, but the loop that is being discussed is on the map with no indication it has been or will be discontinued. Parisi noted that the map and agreement were sent by the Selectmen and therefore by attaching the map to the agreement, they are stating that the road is not discontinued.

McKeon noted that when the Town looked at the map, it was looking within the beech boundaries. The Selectboard was not looking outside the property lines because it had nothing to do with the project.

Robert Kasper (Attorney for Beech) noted that everyone agreed that map that was presented in the meetings was the map that was going to be used. The boundaries were set by that map. McKeon noted that the focus of the agreement and the map was the property line in, but that does not mean that the board was not in agreement with the map. Corliss asked if it was McKeons understanding that the loop on Forest Ave is a class V or class VI road at this time. McKeon noted that yes, that was his understanding.

Mann noted that when the agreement was made, there were four lots and with this adjustment, there will be one less lot, with the same amount of accesses and therefore the intensity will not increase. Piper noted that the change puts all of the lots at 5 acres and they will be conforming now where they were not previously.

Koopmann noted that it was stated that the part of Forest Ave between Forest Ave and Sugar Maple Lane (now Glebe Road) was to be discontinued. Koopmann noted that the documentation is located in the Selectmens office. Koopmann noted that the files show Sugar Maple Lane continuing around and meeting Glebe Road where Glebe Road was renamed. Koopmann noted that the map used to modify the Town Map is located in the Selectmens Office, showing the discontinuance of the loop. Corliss asked if Koopmann had any information to present. Koopmann noted that it was in a file in the Selectmens Office. Parisi noted that the board has no proof that the information Koopmann is presented is accurate as he has no supporting evidence. Parisi noted the agreement and the map state the opposite of what Koopmann is claiming to be fact. Corliss noted that it appears to him that what is on the map is essentially correct and adequate.

Davis Peach moves to approve the Boundary Line Adjustment Application for Bruce K. Beech Revocable Trust of property located at Turkey Hill Road and Route 9 (Map 8, Lots A3, A4, A5 and A6) consisting of approximately 121.5 acres in the Rural/Agricultural Zone. The motion was seconded by John Piper.

Discussion: The public had no additional comments and the board had no discussion.

The motion passed unanimously.

Mann will bring in the necessary number of plans for signature at the June 3, 2019 meeting.

Items for Discussion

Items for Information

Reminder RTK seminar 5/22/19 6:30 PM in the Town Offices

Brod bine, Parisi, Pieper, McKeon and Peach previously noted they will be attending. Corliss is unable to attend. Volbehr would like to attend.

McKeon noted that the Town has hired a building inspector that starts May 28, 2019.

McKeon noted that the majority of the work is completed on Wares Grove. North Shore has not been completed and is waiting on DES for a wetlands permit.

Parisi asked McKeon if there was anything the Town can do to put pressure on the Spofford Post office. McKeon noted the Town could write a letter, but there is not much else that can be done. It was noted that at the end of May, the longstanding carrier retired and since then Spofford will go 3-4 days without mail service. Parisi noted that mail now comes on random days at random times.

McKeon noted that the work is scheduled to begin on June 1, 2019 on the Town Hall Annex.

Corliss noted that the board had asked for a copy of an agreement at a previous hearing, and the applicant agreed to send a copy, but it has not been received to date. McKeon emailed the agreement and map to Lachenal for printing and distribution to the Board. The board took a 10 minute break to allow Lachenal to go print and copy the documents.

Other Business

Corliss noted that McKeon had not attended the last meeting and there was not another Selectboard member to take his place. McKeon noted that Norm VanCor usually is able to fill in, but cannot always do so.

Items for signature

April 15, 2019 minutes were signed.
Updated Rules of Procedure were signed

Adjournment

Joe Parisi moved to adjourn at 8:17. The motion was seconded by Roland Vollbehr and passed unanimously.

The next meeting will be held in the Town Offices at 7:00 PM June 3, 2019

Respectfully Submitted by:
Patricia Lachenal
Planning Board Secretary

Planning Board May 20, 2019

Approved by:



James Corliss, Chair

JULY 1 2019
Date