

**TOWN OF CHESTERFIELD, NH  
PLANNING BOARD**

**Monday, November 18, 2019**

**Present:** Joe Parisi, Joe Brodbine, John Koopmann, James Corliss, Roland Vollbehr, Davis Peach and John Pieper

**Call to Order**

James Corliss called the meeting to order at 7:03PM.

**Seat Alternates  
Review of the Minutes**

November 4, 2019

*Joe Brodbine moved to approve the minutes from the October 21, 2019 meeting as amended. The motion was seconded by John Koopmann and passed by roll call vote.*

**Appointments**

**Pine Grove Springs Country Club, Inc.** – A continuation of an application for a Major Subdivision for property located at NH Route 9A (Map 5K B8 and Map 5N B9.1) consisting of approximately 93 acres in the Residential zone.

Bob Maibusch was present for Pine Grove Springs Country Club.

Maibusch provide the board with a letter from Attorney Panciocco. Corliss noted that the letter from the attorney requests a continuance to the December 16<sup>th</sup> meeting and explains the applicants refusal to pay for the environmental impact study the Planning Board demanded they get. Maibusch noted that at this time they will not pay for a 3<sup>rd</sup> party environmental impact study, but after the meeting on December 16, if there is a compelling reason, they would consider revisiting their position. Corliss noted that the applicant keeps indicating that all they are proposing to do is draw lines on a map, but wanted to make sure that the applicant realizes this is the time for the Planning Board to evaluate the whole subdivision and the impact it could have, as the same items are not addressed on a lot by lot basis. Maibusch noted that Fieldstone will address the concerns the boars has and there is no need for the added expense of another study. Koopmann noted that he has tied up a firm to do the work and walked the site. Koopmann noted that he walked the site and did see wetland delineation stakes and flags. Koopmann noted that the firm we decided to use is willing to go with the delineations as they are already done and noted it would reduce the cost of the study. Koopmann noted that a new estimate should be available by Wednesday and the study could be initiated by Friday. Koopmann noted that he did have a question regarding access to the lots between the lake and channel road. Koopmann noted that there are no access points indicated. Corliss noted that access is usually associated with a building. Corliss asked Maibusch if he had contacted the Town or if he had any idea how he would or would not be allowed to cut trees or make a path. Maibusch noted that they are not developing the property. Brodbine noted that he remembers Jon McKeon

indicating that the trees would not be allowed to be cut. Maibusch noted that there is no development proposed.

Koopmann asked if he should proceed with the Environmental impact study.

Brodchine asked if there was a possibility the board would accept the information the applicant presents on December 16<sup>th</sup>. Parisi noted that he is willing to hear the information the applicant has for the 16<sup>th</sup>, but noted that this could cause a delay. Corliss noted that any delay would be caused by the applicant and not the fault of the board.

*Rolland Vollbehr moves to table the request for an environmental study to December 16, 2019. Davis Peach seconded the motion which passed by majority by roll call vote. (No: Koopmann)*

*Joe Parisi moved to continue the public hearing on the Pine Grove Springs Country Club subdivision application to December 16, 2019 at 7:30 in the Town Offices. The motion was seconded by Rolland Vollbehr and passed unanimously by roll call vote.*

Pieper noted that there are a couple of mistakes on the letter from the Attorney. Koopmann is spelled wrong and on page 2, the date for the next meeting is incorrect. Pieper noted that the last sentence states there is a conflict with one of the firms and it is insulting.

Maibusch noted that the attorney looked into the 3 firms and noted that one of the firms is employed by the Spofford Lake Association and she believes that is a conflict. Corliss asked what made the conflict. Maibusch noted it is the opinion of the attorney and he is unsure the reasoning behind it. Koopmann noted that they chose the firm that was familiar with the lake and the concerns and that was one of the reasons they were picked. Koopmann noted that they are professional engineering firms and do not show bias. Maibusch noted that they have an engineer and had suggested they do the study, but were told that there is a conflict because we are their client.

**Peter & Rochelle Mitchell** – An application for a Boundary Line Adjustment for property located at Winchester Road (Map 16, Lot 10.1 and 10.2) consisting of approximately 44.87 acres in the Rural/Agricultural Zone.

Dennis McKenny, Land Surveyor was present in addition to the applicants. McKenny handed out new plans to the board. McKenny noted that he received an email from Lachenal who indicated that the request for a waiver was not explained, a narrative would be helpful and there are no granite monuments indicated.

Corliss noted that there is a request for a waiver without an explanation. McKenny stated that rebar is widely used across the State. McKenny noted that to the left of the title block there, it explains what the plan is accomplishing and the granite monument was the waiver request.

McKenny noted that the new plans have a note along the lone indicating the line to be eliminated and creating and the revision block has changed.

*Joe Parisi moved the application for Peter & Rochelle Mitchell's Boundary Line Adjustment was complete enough for review. The motion was seconded by Davis Peach and passed unanimously.*

McKenny noted that there are 2 existing lots and the proposal is to reconfigure the lots. McKenny noted that the waiver request relief from an expensive granite monument due to the expense and location. Any monument will need to be flush due to the location. There is potential for damage from snow plows and the other road frontage is marked currently with an iron pin. Parisi asked if rebar is used, would it also be flush. McKenny noted that the area is where children play, there is

potential for cars to drive there as well as the snow plow concern, making a flush monument the only option. It was noted that when looking for a monument, it is common practice to use a metal detector. Corliss read regulation 700.5 requiring a granite monument. It was noted that it could be interpreted that the regulation is required mainly for subdivision improvements. Parisi asked about the cost difference between the rebar and the granite. McKenny noted that the rebar would cost around \$30-40, while the granite would cost about \$300-500. Brodbine noted that he has no issues with the application and if the board is allowed to waive the requirement of the granite monument, he has no issue doing that. Pieper noted he has no objections. Koopmann noted that he does not see any issue, but he does not know why the regulation exists. Corliss noted that it is possible that the people that wrote the regulation were looking at street layouts. Vollbehr noted that he has no issue waiving the granite monument requirement. Parisi noted that the monument will be flush either way so there is no need for the added expense.

*Davis Peach moved to approve the Boundary Line Adjustment application for Peter and Rochelle Mitchell as presented. The motion was seconded by Rolland Vollbehr and passed unanimously by roll call vote.*

### **Items for Discussion**

#### Review for Completeness – D&T Partners – Minor Site Development

The board reviewed the application for completeness noting the following:

The use intensity statement is not labeled.

The board received an email from the applicant regarding the fees. The applicant was unsure of the required fees. Lachenal noted that McKeon emailed a response noting that the fee is the \$100.00 application fee and \$5.00 per 1000 feet of the disturbed area. Brodbine noted he agrees with McKeon interpretation. Corliss noted that would make the fee \$110.00. Vollbehr noted there is no real disturbance and believes the fee should just be the \$100.00.

*Joe Brodbine moves the fee is \$110.00. The motion is seconded by Joe Parisi and passed by majority. (No: Davis and Vollbehr)*

Parisi noted that the plan is labeled sheet 2 which is a bit confusing as there is only one page. Parisi asked if the North arrow is a standard symbol.

*Joe Brodbine moves to schedule the public hearing on the Minor Site Development application for D&T Partners/Area 51 for December 2, 2019 at 7:30 in the Town Offices. The motion was seconded by Rolland Vollbehr and passed unanimously by roll call vote.*

Parisi asked if the acreage needed to be on the sheet. Corliss noted that this minor change seems to only affect sheet 2, and it will become part of the full site plan package if approved.

#### Review for completeness – Harris Revocable Trust – Minor Subdivision

The board reviewed the application for completeness noting the following:

There are no street names on the plans.

There is an iron pin indicated, and it should be a granite monument.

A driveway permit will be needed from the State for the proposed driveway.

Soils plan not included and no request for a waiver  
High and Low points for each lot are not noted  
There are no natural drainage vectors  
No boundary of 100 year flood zone  
No distinction between existing and proposed property lines  
Lachenal will contact the applicant with the list.

*Joe Brodbine moved to schedule the public hearing on the Minor Subdivision application for Harris Revocable Trust for December 2, 2019 at 7:30 in the Town Offices. The motion was seconded by Rolland Vollbehr and passed unanimously by roll call vote.*

Steep Slopes

Corliss noted that Koopmann had previously presented the board with a proposed draft steep slope ordinance. Corliss noted that at the last meeting, the board asked him to facilitate the creation of a map and he met with Henry Underwood from Southwest Regional Planning Commission to come up with a multi-layered pdf map. Corliss noted that a preliminary map has been created and in PDF form, it allows the user to turn layers on and off. Corliss noted that the boundary is the Spofford Lake Watershed. Brodbine asked where the numbers came from in the ordinances. Koopmann noted that he went to the Spofford Lake Association and looked at various towns around the State where they have steep slope regulations and took the most reasonable numbers. Parisi noted that he looked over the proposed regulations and looked at a half a dozen other towns and the numbers in the proposed regulations are comparable to the ones he saw.

After some discussion, the board would like each member to read the regulations noting any changes/concerns and come back to the December 2, 2019 meeting prepared to discuss the proposed ordinances. The board asked Lachenal to forward a copy to the conservation commission for input/comments.

**Items for Information**

**Other Business**

**Items for signature**

October 21, 2019 minutes

**Adjournment**

*Rolland Vollbehr moved to adjourn at 8:55 P.M. The motion was seconded by Joe Brodbine. and passed unanimously.*

The next meeting will be held in the Town Offices at 7:00 PM December 2, 2019

Respectfully Submitted by:

**Patricia Lachenal**

**Planning Board Secretary**

Approved by:

  
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**James Corliss, Chair**

*6 JAN 2019*  
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**Date**