

**TOWN OF CHESTERFIELD, NH  
PLANNING BOARD**

**Monday, November 19, 2018**

**Present:** Joe Brodbine, John Pieper, Davis Peach, Joe Parisi, John Koopmann, and James Corliss, Rolland Vollbehr (7:05) Jon McKeon (7:10)

**Call to Order**

James Corliss called the meeting to order at 7:01

**Seat Alternates**

John Pieper seated in place of Rolland Vollbehr. Rolland Vollbehr showed up at 7:05 and took his seat on the board.

**Review of the Minutes**

November 5, 2018

*Joe Parisi moves to approve the minutes from the November 5, 2018 meeting as presented. The motion was seconded by Joe Brodbine and passed unanimously.*

**Appointments**

**Camp Spofford Evangelical Free Church** – This is an application for a minor site plan of property locate at South Shore Road (Map 5N, Lot A-1) consisting of approximately 17.5 acres in the Residential Zone.

*Joe Brodbine moves that the plan is complete enough for review. The motion was seconded by Joe Parisi and passes unanimously.*

Jim Phippard was present with Dan Syvertsen , the Director of Camp Spofford.

Phippard noted that centrally located on the property is a basketball court. The proposal removed the pavement and replaces it with loam. The entire area will become permeable. Phippard noted that there will be two areas added for parking. The areas have been utilized as parking areas already and the grassy areas have become compacted. The areas become muddy when it rains. The proposal is to hard pack these areas. Phippard noted that the proposal does not add traffic or additional use of the property, it proposes to solve an existing problem. Phippard noted that the added parking areas will be impermeable and add a total of 18 parking spaces on the property. This will still be 190 square feet less than what existed at the basketball court and therefore not increase the lot coverage. There are 8 spaces proposed closest to Route 9A which will be screened and not visible when walking or driving by the property. This proposal improves the areas as currently the cars are in view when that area is utilized. The 10 proposed parking spaces in the back are not directly in view. Phippard noted that there are no new programs being added the proposal is addressing an existing issue. There will be no cutting of trees and no increase in runoff. The runoff will exit into existing

wet and low areas. Phippard noted that Camp Spofford is currently working with the State of NH DES looking into a rain garden.

Parisi asked if the removal of the basketball court was to allow them to replace the parking areas.

Phippard noted that Camp Spofford did not want to increase impermeable lot coverage and therefore will remove the basketball court and add hoops to the tennis courts. Corliss noted that the plan indicates that the basketball court is still there. Phippard noted that Corliss was looking at the overall existing conditions plan and that is why the basketball court is still there. Phippard noted that the overall existing conditions plan is of the entire property as required by the regulations.

McKeon noted that if we have an overall plan of the property that is going to be filed or changed, it should indicate what will be there. Phippard noted he will update the overall plan before signature.

The basketball court will be removed. Brodbine noted that the dates on some of the plans are

12/4/13 and they do not have revision dates. Phippard noted they will update the dates. Koopmann

noted that the use intensity statement does not indicate the current site capacity and the amount of required parking on the property something required of all applicants. Koopmann noted that the

property was designed with parking spaces and when the property exceeds its limits, that is when

parking on the grass occurs. Phippard noted that the proposed parking is intended to be overflow

parking. Phippard noted that parking is spread out over the property. Phippard noted that it depends

on what event is happening where the parking occurs. McKeon asked what has driven the increase

in need for parking. Syversten noted that drop off and pick up is when the most parking occurs on

the property. Syversten noted that more people in the area come to Camp Spofford for the day now

than in prior years, but Sunday mornings seem to be the busiest. Corliss noted that the parking

spaces are not well defined. It was noted that the board looks at minimum number of parking spaces

required for businesses. The board reviewed the regulations and it seems hard to put the entire

property into one category. Phippard noted that some Towns have mixed uses and go through each

area and determine parking separately for each use. Koopmann asked if there was any plans to

address the runoff from the property. Syversten noted that it is one of the goals of this proposal to

address the runoff and they are working with DES on a rain garden. Pieper noted that there are some

comments on the first sheet that are not relevant to this plan. Phippard noted that the plan was part

of the shoreland protection application and some of the notes pertain to that application.

Jeff Bower (Abutter, representing his mother) asked when is enough enough. He asked when does

the camp overgrow its bounds. Bower noted that they can only hold so many people and parking is

one of the reasons. Bob Brockman noted that it is a great plan and a good way to address an existing

issue. Brockman noted that his only concern would be about fire lanes. Bower noted that as

presented, it makes sense what they are doing.

Peach noted that he believes that the board could pass this plan and then request the Camp give the

Planning Board a plan with identified parking on it and addresses the issue of how they will deal

with the runoff of the entire area. Peach noted that the Camp is already dealing with NHDES and

The Spofford Lake group and they have more expertise than this board. McKeon noted that

previously the Town did ask for a plan and the issue was settled in court. The court decided that

Camp Spofford is a conforming use on the property. McKeon noted that the other agencies have no

authority and cannot make the camp do anything. McKeon stated that while they are before this

board, the board is allowed to address issues on the property. McKeon noted that one mistake the

board did early on was to not address parking and the number of spaces. McKeon noted that

because they are looking to do some expansion, we can look at what the plan is short on and get that

information for everyone's information and benefit. McKeon noted that we should be making sure

that the minimum parking spaces required are present and in the future that will help define any

claim of expansion. Parisi noted that the Planning Board has previously required that the applicant

provide information on the site beyond the actual scope of the pending application. In particular, the

proposed change from rental cottages to a condominium by the Cottages resulted in a complete site

review with associated required changes to the site. Brodbine noted that if the board decided not to approve this plan, they can continue to park on the lawn and there are no repercussions. Brodbine noted that parking is happening there now so it is not really additional parking, but the board should get the number currently on the site.

Parisi asked the applicant if they think they know how many spaces are on the site and where they are located. Syversten noted that he can attempt to give an idea. Syversten noted that parking happens on the grass on Saturday morning and Sunday afternoon. Corliss noted that this seems like a good time to get a good definition and number of parking spaces. Phippard noted that the applicant has no urgency to get this application approved tonight as nothing can happen until spring. Phippard noted that they can come back with a plan showing the existing parking. Phippard noted it will take a month to get the information together.

*Joe Parisi moves to continue the application hearing to January 7, 2019 at 7:30 in the Town Office Buildings. The motion was seconded by Joe Brodbine and passed unanimously.*

### **Items for Discussion**

Parisi noted that the Zoning Board is planning on making a proposal/recommendation on a potential zoning change to Zoning Regulation 503. Parisi noted that it should be reviewed at the next meeting on December 11 and passed to the Planning Board as the goal is to Town Meeting in March.

Peach noted that he went to a seminar on building codes and investigating the idea of having multiple age housing. Peach noted that the presenter has offered to come to Town boards and do a presentation. Peach noted that Chesterfield should consider having her come and present to the Town Boards.

Kristin McKeon (public) noted that she attended the conference as well and it was well done and there was some good information on right-to-know.

Jon McKeon noted that he will have literature and the layout of the different seminars he attended at the next meeting.

Parisi noted that he saw a job posting for Code Enforcement. McKeon noted that Parsons is around until February.

### **Items for Information**

McKeon noted that Richard Aldrich has resigned from the Planning Board and has been appointed to the Zoning Board as an alternate.

### **Other Business**

#### **Items for signature**

Minutes October 15, 2018

#### **Adjournment**

*Joe Parisi moves to adjourn at 8:37. The motion was seconded by Rolland Vollbehr and passed unanimously.*

The next meeting will be held in the Town Offices at 7:30 PM December 3, 2018

Respectfully Submitted by:  
**Patricia Lachenal**  
**Planning Board Secretary**  
Approved by:

---

**James Corliss, Chair**

---

**Date**