

**TOWN OF CHESTERFIELD, NH  
PLANNING BOARD**

**Monday, November 5, 2018**

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

**Call to Order**

James Corliss called the meeting to order at 7:00

**Seat Alternates**

No Alternates needed this evening

**Review of the Minutes**

October 15, 2018

*Joe Parisi moves to approve the minutes from the October 15, 2018 meeting as presented. The motion was seconded by Joe Brodbine and passed unanimously.*

**Appointments**

**Items for Discussion**

Review for Completeness – Camp Spofford Evangelical Free Church

The Board reviewed the application for completion noting the following:

The drawings are dated 12/4/13. Revision dates appear on some sheet and not others.

Signature lines and revision blocks are there; it would be helpful if they were consistent from page to page.

Corliss asked Dave Bergeron if he planned on removing the basketball court from page 1. Bergeron noted that he will take the court off page 1.

There is no engineer seal.

Parisi noted that sheets 3 and 2 are subset of sheet 1 and asked if match line should be there identifying what section has been broken out. McKeon noted that they are not using that sheet to match anything so there is no need for match lines.

The certifications are not signed.

*Joe Parisi moves that the application is complete enough for review and schedule a public hearing on November 19, 2018 at 730 in the Town Office Building. The motion was seconded by Davis Peach and passed unanimously.*

A hearing will be scheduled for November 19, 2018.

### Area 51 – Storage containers

The Board received an email request from Jim Phippard noting that Area 51 would like to make some changes on the property and was unsure if a full application and hearing was necessary or if it could be accomplished by administrative review.

The request is to put additional fireworks containers on the property. Corliss noted that he could not see how this request could be considered minor. Corliss took a straw poll of the board. Board members that believe it could be done administratively: Vollbehr and Brodbine. The board members that believe it would require a site plan: Koopmann, Aldrich, McKeon, Parisi. Peach and Pieper were unsure. Corliss noted that the majority of the board believes that it would require a site plan review application. McKeon noted that he believes that the board made a mistake in allowing this in the first place. Koopmann noted that there is signage around the building about not smoking and there are bollards in front of the building, but no similar protection or signage where the containers would be placed. Bergeron asked if the application would be a major or a minor site plan application. McKeon read the definitions from the Land Development Regulations. Corliss polled the board and noted that the application should be a minor site plan application.

### **Items for Information**

Peach noted that when we have an application and receive permission to visit the site, when does that permission expire. Corliss noted that it is his understanding that it expires when the plans are signed. Peach asked what happens if the plan is accepted conditionally. McKeon noted that the permission does not expire until the plans are signed. Parisi noted that if the site is public, the board can go on that property. Parisi read the language on the site permission and noted that it is specific to the review of a pending application.

Aldrich noted that 8 people are going over plans and he believes it would save time to have the plans looked at ahead of time. McKeon noted that he made that suggestion 4 or 5 years ago. Corliss noted that the board has time to look over the plans. It was noted that plans and application are emailed ahead of time and the board can look them over ahead of time. Peach noted that there are more eyes on the plans this way as nobody is an expert.

Koopmann noted that while we do not send applications back frequently for not being complete, but we should determine a number of deficiencies which, if exceeded, trigger application return. Without definition return might be viewed as arbitrary. Corliss noted that every application is different and has different requirements. McKeon noted that there are many scenarios as different items have more weight than others.

Koopmann asked if there was any progress with Manny's. McKeon noted that it is getting there. The leach field is ok for now and will need to be changed in about 4 years. McKeon noted that most of the site drainage is in place. McKeon noted that no car business is supposed to be conducted from that site as of yet. Jeff Scott noted that there was a record of Mark Lanoue selling cars on craigslist from that location.

Peach noted that he has been without email for a month and may have missed some things. A new email has been established. Lachenal will send out the new email to the board.

**Other Business**

**Items for signature**

Minutes September 17, 2018, 2018  
Zoning Changes

**Adjournment**

*John McKeon moves to adjourn at 8:17. The motion was seconded by Joe Parisi and passed unanimously.*

The next meeting will be held in the Town Offices at 7:30 PM November 19, 2018

Respectfully Submitted by:

**Patricia Lachenal**  
**Planning Board Secretary**

Approved by:

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**James Corliss, Chair**

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**Date**