

**TOWN OF CHESTERFIELD, NH  
PLANNING BOARD**

**Monday, October 7, 2019**

**Present:** Joe Parisi, Joe Brodbine, John Koopmann, James Corliss, Roland Vollbehr, Davis Peach (left at 7:38PM) and John Pieper

**Call to Order**

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

**Seat Alternates**

John Pieper was seated in place of Davis Peach at 7:38 PM when Davis Peach left the meeting. Peach was present for the Review for completeness and the Conceptual consultation.

**Review of the Minutes**

September 16, 2019

*Joe Brodbine moved to approve the minutes from the September 16, 2019 meeting as presented. The motion was seconded by John Koopmann and passed. (Abstain: James and Davis) (No: Parisi)*

**Appointments**

**Grace Community Church** - Application for a Major Site Development located at 49 Old Swanzey Road (Map 10 Lot B1.1) consisting of approximately 28.2 acres in the Rural/Agricultural Zone.

Jim Phippard (Brickstone Land Use Consultants) was present for the applicant. Phippard went over a letter to the board addressing items that were noted during the review for completeness. Phippard noted that some of the sheets in the set were revised and some were not, however the board did receive new copies of the entire set. Phippard noted that the owner has signed all of the plans, Phippard provided the board with a flood map noting that it is not in the 100 year flood plane. Phippard noted that there are notations about construction and sediment control schedule on Sheet N1 and SW4. Phippard stated that he added a note on Sheet N1 noting that there will be no stump dumps on the property and any stumps that need to be removed will be removed from the property. Phippard noted that the overall area plan Sheet S2 locates buildings on adjacent properties. The lighting locations are located on Sheet C2 and cut sheets have been provided to the board. Sheet C2 shows fencing locations and heights. Phippard noted that he enlarged the topography numbers in an effort to make them easier to be seen. Phippard noted that the chairman signature line on SW1 and SW2 are located in the top left corner. Pieper noted that there is a difference in the topographical numbers from sheet to sheet. Phippard noted that they pick a point and call it 100, using it as a control number. Phippard noted this is

standard practice when there is not an easy way to establish an absolute reference point. Parisi noted he would like that added as a note on the plan. Phippard will add that note.

*Joe Parisi moved to accept the Grace Community Church application for a Major Site Development located at 49 Old Swanzezy Road (Map 10 Lot B1.1) consisting of approximately 28.2 acres in the Rural/Agricultural Zone as complete enough to review. The motion was seconded by Joe Brodbine and passed unanimously.*

Phippard noted that the project is on Old Swanzezy Road and the property is 28.2 acres in the Rural Agricultural Zone. Phippard noted that they will be adding pavement to the gravel parking area only where handicap spaces will be noted. The addition is approximately 6080 square feet and the current building is just over 5000. Phippard noted that the purpose of the addition is to give more room for programs and attendees, not to expand the population. This proposal gives a better layout and will allow the Church to better serve the community. Phippard noted that there is a small addition on the South side of the building where the new entry will be placed. This new entry is closer to the large parking area. The current entry will be left as it is and utilized as a handicap entry. Phippard noted that the current onsite well and septic will continue to support the addition. Phippard noted that the well has been tested and it meets the water quality standards. Phippard noted that over the last 5 years, the Church has been monitoring their water usage and have proven that their current septic system is adequate. Phippard noted that they collected data indicating that they utilize less than 400 gallons per day. Phippard noted that it is designed for 1080 gallons per day. Phippard noted that there is about 1295 square feet of additional lot coverage. Phippard noted that attendance peaks during the summer months with approximately 385 max on Sunday. This is split between 8, 9:30 and 11. Phippard noted that they do not expect an increase in traffic. Phippard noted that there will be a sprinkler installed and a cistern with 15,000 gallons of water with a dry hydrant. The hydrant will be located on the North side of the building. Phippard noted that the existing shed and dumpster on site will remain. Phippard noted that this site cannot be seen from anywhere in Town except when driving by on Old Swanzezy road and it is a forested site that is very well screened. The building will have a peaked shingle roof and white vinyl clapboard. Phippard noted that even though Churches are exempt from ADA requirements, they will be putting 6 handicap spaces in the lot. Phippard noted that currently the parking lot will hold approximately 170 vehicles, the number of spaces will be reduced to 148. Phippard noted that the Chesterfield Zoning Regulations require the property to have 48 parking spaces. Koopmann asked if the 15,000 gallon cistern will be enough. Phippard noted that the sensor is triggered and the area that requires water will get what is needed. Koopmann asked if there was a plan for expansion of programs. Pastor Mark Marvel noted that the current programs offered require more space and they are not currently looking to expand any programs. Marvel noted that first and foremost is space for the children as the current situation does not allow room to do what they would like to do for the children. Corliss asked if NH DES agrees with the assessment of the septic. Phippard noted that the water data was all they required and DES allows a waiver. Corliss noted he would like to see documentation. Phippard noted it was an email exchange and he will forward that information to the board. Parisi noted that although it is clear that the property meets the minimum parking requirements, is there a time when there are not enough spaces to meet the demand. Pastor Marvel noted that Christmas Eve and Easter are the busiest times and the Church makes arraignments for people to park cars. This allows them to put them closer together and create space for more cars. Parisi noted that he would like the current septic system to be tested. Phippard noted that the system is not very old and they will have it tested. Pastor Marvel noted that the difference with a Church is that there is no laundry, showers or kitchen and therefore there is less waste. It was noted that the church has only a warmer kitchen. Vollbehr noted that there is no plan for the basement included in the package. Phippard

noted it is sheet A1.1. It was noted there is no sheet 1.1 in the packet the planning board has. Tobin gave the board a couple of copies of sheet A1.1. Vollbehr noted he would like to see the egress points. Phippard pointed out the egress points on the drawing. It was noted that Dumont (Fire Chief) had some comments about the plan, but they were on the building permit level.

Opened to public comment:

Jeff Scott noted that if they build it, more people will come. Scott noted that the Planning Board must look at what might occur in 10 or 20 years. Corliss asked the applicant if they wanted to expand again in the future, would they have the parking expansion space required. Tobin noted that if they wanted to expand again in the future, they would be looking at a separate building up the hill.

No other comments/questions from the public.

Board discussion: Pieper noted that the application seems straight forward. Corliss noted that the board has mentioned a few items that they would like to see.

*Joe Parisi moved to conditionally approve the **Grace Community Church** application for a Major Site Development located at 49 Old Swanzey Road (Map 10 Lot B1.1) consisting of approximately 28.2 acres in the Rural/Agricultural Zone with final approval contingent on the following conditions:*

- *Results of a septic inspection*
- *Documentation on communications with DES regarding the septic system*
- *A complete set of drawings including sheet A1.1*

*The motion was seconded by Joe Brodbine and passed unanimously by roll call vote.*

**Camp Spofford** – Application for a Major Site Development located at Route 9A (Map 5N Lot A1) in the Residential District.

Dave Bergeron was present for the applicant. Bergeron went over the missing items from the review for completeness.

The certification was not signed, the owner was on vacation. Final sets will be signed. Bergeron noted that a new sheet 1.2 was included with the overall topo and soils for the site and the high and low points and surface vectors were added to that sheet as well. Sheet 3 now includes construction notes. Bergeron noted that the onsite waste disposal system will be connected to the existing leach field. The pump station will pump it up to the existing leach field. The current building does not have bathrooms, the new building will have bathrooms. Currently all of the occupants of the building use the community bathroom and therefore it will not cause any additional load on the leach field. Setback dimensions were added to the sheet 1.2. Locations of abutting properties have been added. Bergeron noted there was a question on light fixtures and they will be in the covered entryway. The location of the dumpster is shown on sheet 1.2. The signature line will be added to the final elevation plans. Bergeron noted that there was a question about the runoff. Bergeron noted that the increase in runoff is more than compensated for and will be less once the new building is erected. Brodbine noted that the original plan was boys and girls cabins and some of the title pages still indicate that. Bergeron will fix that.

*Joe Parisi moved that the application is complete enough for review. The motion was seconded by Roland Vollbehr and passed unanimously.*

Bergeron noted that the existing building will be removed and replaced with a slightly larger building. It will be a 2 story building with a walkout at the lower level. There will be access to the second floor via a lift inside the building. The camp has a sprinkler system that was installed years ago and this building will be tied in. The current square footage is approximately 1250 and the new will be a little over 2000. There will be a covered walkway and a deck. Parisi asked if there was any opportunity to reduce the runoff to the lake. Bergeron noted that the total runoff will be reduced a small amount. It was noted that previously the camp has addressed the runoff and will continue to work towards reducing the overall runoff, but it is not part of this project. Vollbehr noted that if the trench was widened and deepened from 2 to 3 feet, it may assist in reducing overall runoff. Bergeron noted they can look into making the trench bigger and deeper. It was noted that while the information on the runoff is included in the packet, an explanation would be helpful. Bergeron noted he can add it to the use intensity statement. It was noted that the square footage of the new building and the old building should be included in the use intensity statement.

Doug Foster (abutter) noted he would like to know who is going to clean up his beach. Foster noted that he used to be able to walk down there, but due to runoff from the camp the muck is all over his beach. It was noted that current runoff was not due to this application and he could talk to the State about his issues. Bergeron pointed out where Foster's beach is located on the plan and it was noted that there will be no additional runoff in that area or any area. Barbara Girs asked if the property was over the 20% impermeable coverage limit. Bergeron noted that it is not over the limit and the breakdown is on sheet 1.

#### Board Discussion:

Parisi noted that he would like to use this opportunity to reduce the total runoff from the property. Bergeron noted that he will make the trenches deeper. Parisi noted that will help, but will not capture the entire site and the desire to protect the lake at every opportunity.

*John Piper moved to conditionally approve the Camp Spofford application for a Major Site Development located at Route 9A (Map 5N Lot A1) in the Residential District, with final approval contingent on the following:*

- *Correct title on pages that still contain "Boys and Girls Cabins"*
- *Add an explanation of the storm water runoff calculations to the use intensity statement*
- *Add the two pages of the storm water runoff calculations as a note on the drawing*
- *Add the square footage of the building being removed and the square footage of the proposed building to the use intensity statement.*

*The motion was seconded by Joe Brodbine and passed by majority by roll call vote.*

#### **Items for Discussion**

##### Review for Completeness - BLA - Jim Phippard - Comptosis/Miller

Board reviewed the application for completeness noting the following:

The location of abutters across Old Swanzy Road and Draper Road are not shown where they belong. Phippard noted he is able to reduce the scale of the plan. Brodbine noted that or put only the lot numbers on that side. Parisi noted that downsizing the scale would be ok in this situation.

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*Joe Brodbine moved to schedule a public hearing on October 21, 2019 in the Town Office building at 7:30 PM. The motion was seconded by Davis Peach and passed unanimously.*

Conceptual Consultation - G.S. Precision - Spaulding Hill

Dave Bergeron presented a conceptual plan for G.S. Precision. Conceptual consultations are non-binding on either party, and no minutes are taken.

Budget

The board did not have enough information to make a determination on the budget. Lachenal will get more information for the next meeting.

**Items for Information**

Koopmann noted that he has talked to a number of firms about the Pine Grove Subdivision Environmental Study. Koopmann noted that he will need more information to give the firms and to get the correct information studied. It was noted that the board will need to speak about the details at the next scheduled public hearing on October 21, 2019.

**Other Business**

Koopmann noted that he has some proposed regulations relating to steep slopes. Koopmann will provide Lachenal with electronic copies of the proposed regulations for distribution. The board will review the ordinances and add it to an upcoming agenda if they are interested in discussing it further.

**Items for signature**

September 9, 2019 minutes were signed

**Adjournment**

*Joe Parisi moved to adjourn at 10:04 P.M. The motion was seconded by Roland Vollbehr and passed unanimously.*

The next meeting will be held in the Town Offices at 7:00 PM October 21, 2019

Respectfully Submitted by:

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

Approved by:

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**James Corliss, Chair**

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**Date**