

1 These Minutes are subject to possible revisions/corrections during their review  
2 at a subsequent Planning Board Meeting.

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4 **CHESTER PLANNING BOARD MINUTES**  
5 **WEDNESDAY, JANUARY 13, 2010**

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7 **PLANNING SESSION**

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9 Members Present:

10 Regular

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12 Brian Sullivan, Chairman (Sullivan)  
13 Evan Sederquest, Vice Chair (Sederquest)  
14 Andrew Hadik (Hadik)  
15 Liz Richter (Richter)

Absent

Michael Jung (Jung)  
Richard Snyder, Chair (Snyder)  
Rob Brown, Ex-Officio (Brown)

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19 Alternate

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21 Raymond Boyden (Boyden)  
22 Michael Weider (Weider)

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24 Staff

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26 Cynthia J. Robinson, Planning Coordinator (Coordinator)

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29 Chairman Sullivan called the meeting to order at 7:30 PM

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31 Chairman Sullivan announced that Alternate member, Raymond Boyden, would be  
32 sitting in for Regular member Richard Snyder and Alternate member Michael Weider  
33 will be sitting in for Regular member Michael Jung in their absence.

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36 **CONTENTS**

- 37
- 38 1. Discussion with Nina St. Pierre regarding possible site plan review for Chester  
39 Rod and Gun Club.
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41 2. Discuss email from Town Clerk regarding Home Business Permits.
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43 3. Go through Target Industry and Strengths Weakness Opportunities Threats  
44 (SWOT) Analysis.
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- 49 4. Review proposed zoning amendments:
- 50 Buffer amendment to Article 6 – Open Space Subdivision
- 51 Subsection 11.2.1 – Time Limit for Appeal from an Administrative Decision
- 52 Discuss amending Light Industrial Zone for Outdoor Recreation.
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- 54 5. Brief discussion pertaining to the draft Impact Fee for Recreation.
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- 56 6. Recap of Emergency Operations meeting.
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**MINUTES**

**Discussion with Nina St. Pierre regarding possible site plan review for Chester Rod and Gun Club**

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- 64 1. Board members met informally with Nina St. Pierre so that she could explain her
- 65 concerns regarding the noise coming from the Chester Rod and Gun Club
- 66 following the construction of a roof over the pistol range. Ms. St. Pierre had gone
- 67 to the Board of Selectmen and they directed her to the Planning Board to see
- 68 whether a Site Plan Review was warranted for the addition of the roof. Hadik
- 69 disclosed that he is a member of the Club and would abstaining from any voting
- 70 on this matter. Colin Buxton and Kevin Williams officers at the Club joined the
- 71 meeting at this time. Following discussion, Hadik recommended this issue be
- 72 forwarded to legal counsel because of the laws governing shooting ranges. The
- 73 Coordinator stated that would be her recommendation as well. Consensus of the
- 74 Board is for the Coordinator to put together a packet with a cover letter and
- 75 forward to legal counsel.
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**Discuss email from Town Clerk regarding Home Business Permits**

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- 80 2. Board members reviewed and discussed the email from the Town Clerk
- 81 requesting copies of “commercial business” permits [Home Business Permits]
- 82 issued by the Planning Board. Consensus of the Board is for the Coordinator to
- 83 provide the Town Clerk with copies of the Permits and clarify with her that the
- 84 Planning Board issues Home Business Permits and the Zoning Board of
- 85 Adjustment issues commercial business permits.
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**Go through Target Industry and Strengths Weakness Opportunities Threats (SWOT) Analysis**

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- 91 3. Board members discussed and completed the SWOT Analysis, which the
- 92 Coordinator will forward to Jack Munn of So. NH Planning Commission.
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**Review proposed zoning amendments: Buffer amendment to Article 6 – Open Space Subdivision, Subsection 11.2.1 – Time Limit for Appeal from an Administrative Decision and Discuss amending Light Industrial Zone for Outdoor Recreation**

- 4. Buffer amendment to Article 6 – Open Space Subdivision. Hadik recommended changing Subsection 6.12.1 - Dimensional and Design Requirements to 6.12.2 – Internal Dimensional and Design Requirements and Subsection 6.12.2 – Perimeter Setbacks and Buffers to 6.12.1 – External Perimeter Setbacks and Buffers. Hadik also recommended adding under Buffer “e)” a statement informing the landowner they will have to replace the buffer at their expense if it is removed. Hadik gave the Coordinator sample wording. The Coordinator will make the changes and bring back to a future meeting.

Time Limit for Appeal from an Administrative Decision - The Coordinator explained the request from the Chairman of the Zoning Board of Adjustment to extend the length of time to appeal an administrative decision to sixty days. Hadik agreed adding the ZBA only meets once a month and at times has a quorum issue.

Limited Commercial-Light Industrial Zone. The Coordinator asked Board members to consider amending Outdoor Commercial Recreation by better defining what is allowed. The Coordinator will look into what other towns have in their zoning ordinance.

**Brief discussion pertaining to the draft Impact Fee ordinance for Recreation**

- 5. Hadik and Weider recommended changes to the draft impact fee ordinance pertaining to the purchase of Wason Pond and the other sections in the ordinance that will be affected by this change. The Coordinator asked Hadik to contact Jack Munn directly to explain the changes. This topic will be discussed further at a future Planning Board meeting.

**Recap of Emergency Operations meeting**

- 6. Boyden gave the Board a synopsis of the meeting at the fire station on Tuesday, January 12, 2010 regarding emergency operations. Boyden noted that these meetings are the prelude to applying for a grant.

145 With consensus from the Board, Chairman Sullivan continued tonight's meeting to  
146 Wednesday, January 20, 2010 in the Planning Board Office. The Coordinator will post  
147 the notice with an agenda.

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Cynthia J. Robinson  
Planning Coordinator

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157 Dates of upcoming meetings:  
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- 159 January 27, 2010
- 160 February 3, 2010
- 161 February 10, 2010
- 162 February 24, 2010
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