

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 20, 2010**
6 **Continuation of**
7 **WEDNESDAY, JANUARY 13, 2010**

8
9 **PLANNING SESSION**

10
11 Members Present:

12 Regular

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

Absent

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

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21 Alternate

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23 Raymond Boyden (Boyden)
24 Michael Weider (Weider)

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26 Staff

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28 Cynthia J. Robinson, Planning Coordinator (Coordinator)

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30 Vice Chairman Sederquest opened the continuation of the prior week's Planning
31 Session at 7:00 P.M.

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34 **CONTENTS**

- 35
- 36 1. Motion to sign the contract with Southern NH Planning Commission for work
37 connected to the CTAP Grant.
 - 38
 - 39 2. Motion to appoint a Planning Board representative to the Zoning Board of
40 Adjustment.
 - 41
 - 42 3. Review proposed zoning amendments:
43 Small Wind Energy Ordinance
44 Buffer amendment to Article 6 – Open Space Subdivision
45 Light Industrial Zone for Outdoor Recreation.
 - 46
 - 47 4. Complete Economic Development Survey.
 - 48

- 49 5. Motion to change the start time of Planning Board meetings.
- 50
- 51 6. Non-Public Session per RSA 91A:3 II (a) Employee Matter.
- 52
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MINUTES

Motion to sign the contract with Southern NH Planning Commission for work connected with CTAP Grant

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- 60 1. The Coordinator asked the Board for a motion to authorize Chairman Sullivan to
- 61 sign the contract with Southern NH Planning Commission to assist the Planning
- 62 Board with the update of the town’s Site Plan Review Regulations. MOTION:
- 63 Weider made a motion to authorize Chairman Sullivan to sign the contract with
- 64 Southern NH Planning Commission to assist the Planning Board in updating the
- 65 town’s Site Plan Review Regulations. Richter seconded. Motion passed
- 66 unanimously.
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Motion to appoint a Planning Board representative to the Zoning Board of Adjustment

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- 72 2. The Coordinator asked the Board to consider appointing a representative to the
- 73 Zoning Board of Adjustment. The Board discussed the need for a Planning
- 74 Board representative to the Zoning Board of Adjustment. MOTION: Hadik made
- 75 a motion to appoint Liz Richter as Planning Board representative to the Zoning
- 76 Board of Adjustment. Sederquest seconded. Motion passed unanimously.
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Review proposed zoning amendments: Small Wind Energy Ordinance, Buffer amendment to Article 6 – Open Space Subdivision Light Industrial Zone for Outdoor Recreation

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- 84 3. Small Wind Energy Ordinance. Board members discussed the various
- 85 components of the state’s model Small Wind Ordinance and their understanding
- 86 of the RSA’s governing them. Following this discussion consensus of the Board
- 87 is to go with the model ordinance. The Coordinator stated this would be Article
- 88 17 in the zoning ordinance. Board members asked the Coordinator to contact
- 89 legal counsel and ask if adopting the ordinance as is would have any impact on
- 90 the town or on the existing zoning ordinance.
- 91

92 Chairman Sullivan joined the meeting at 7:39 P.M.

93
94 Buffer amendment to Article 6 – Open Space Subdivision. Board members
95 reviewed the changes made based on last week’s discussion. Board members
96 discussed how they felt the voters might respond to the amendment. Consensus

97 of the Board is to leave out “e)” under Buffer. The Coordinator noted that the 75
98 feet that was in the original Buffer amendment was incorrect and the number was
99 changed back to 50 feet. The Coordinator will make those changes and bring
100 back to a future meeting.

101
102 Limited Commercial-Light Industrial Zone. Board members reviewed the
103 proposed changes made by the Coordinator under Indoor and Outdoor
104 Commercial Recreation Facilities. Board members made minor changes. The
105 Coordinator will make those changes and bring back to a future meeting. Hadik
106 recommended changing under Subsection 5.5.2.1 Agriculture/Forestry the word
107 “Tree Nursery” to “Horticultural Nursery”. The Coordinator will make those
108 changes and bring back to a future meeting.

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111 **Complete Economic Development Survey**
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- 113 4. Board member filled out the Economic Development Survey for Southern NH
114 Planning Commission. The Coordinator will fill in the survey and email back to
115 Southern NH Planning Commission.
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118 **Motion to change the start time of Planning Board meetings**
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- 120 5. The Coordinator brought up a recommendation made in the past to change the
121 Planning Board start time to 7:00 P.M. and asked if this is something the Board
122 was still considering. Board members discussed the advantages and
123 disadvantages of making this change. **MOTION:** Hadik made a motion to
124 change the start time of Planning Board meetings from 7:30 P.M. to 7:00 P.M.
125 Sederquest seconded. Motion passed unanimously. The Coordinator stated she
126 would start the new time beginning in February.
127

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129 **Non-Public Session per RSA 91A:3 II (a) Employee Matter**
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- 131 6. **MOTION:** Richter made a motion to go into Non-Public Session per RSA 91A:3 II
132 (a) Employee Matter. Sederquest seconded. Roll call: Sederquest – aye, Hadik
133 – aye, Richter – aye, Boyden – aye, Weider – aye and Sullivan – aye. Motion
134 passed unanimously.
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136 **MOTION:** Hadik made a motion to come out of Non-Public Session. Weider
137 seconded. Motion passed unanimously.
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139 While in Non-Public Session, the Board voted to seal the Minutes indefinitely.
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146 **MOTION:** Richter made a motion to adjourn at 9:47 P.M. Hadik seconded. Motion
147 passed unanimously.
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Cynthia J. Robinson
Planning Coordinator

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