

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 27, 2010**

6  
7 Members Present:

8 Regular

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10  
11 Evan Sederquest, Vice Chair (Sederquest)  
12 Andrew Hadik (Hadik)

Absent

Brian Sullivan, Chairman (Sullivan)  
Richard Snyder (Snyder)  
Liz Richter (Richter)  
Michael Jung (Jung)  
Rob Brown, Ex-Officio (Brown)

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18 Alternate

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20 Michael Weider (Weider)  
21 Raymond Boyden (Boyden)

22  
23 Staff

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25 Cynthia J. Robinson, Planning Coordinator (Coordinator)

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27 Vice Chairman Sederquest called the meeting to order at 7:30 P.M.

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29 Vice Chairman Sederquest announced that Alternate Raymond Boyden would be sitting  
30 in for Regular Member Richard Snyder and Alternate Michael Weider would be sitting in  
31 for Regular Member Michael Jung.

32  
33 **CONTENT**

- 34  
35  
36 1. Review of Minutes for January 6, 2010, January 13, 2010, January 20, 2010 and  
37 Non-Public Minutes for January 20, 2010.  
38  
39 2. Pre-Application Conference – Abdallah Construction.  
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41 3. Review Warrant Article for engineering study at North Pond Road & Rt. 102.  
42  
43 4. Review Impact Fee Ordinance (Recreation and Traffic).  
44  
45 5. Vote to take zoning amendments to a public hearing;  
46 Limited Commercial/Light Industrial Zone  
47 Appeal from an Administrative Decision  
48 Section 6.12 – Additional Requirements

**MINUTES**

**Review of Minutes for January 6, 2010, January 13, 2010, January 20, 2010 and Non-Public Minutes for January 20, 2010**

1. Board members reviewed the Minutes of January 6, 2010. **MOTION:** Hadik made a motion to accept the Minutes of January 6, 2010 as written. Weider seconded. Motion passed unanimously.

Board members reviewed the Minutes of January 13, 2010. **MOTION:** Hadik made a motion to accept the Minutes of January 13, 2010 as written. Boyden seconded. Motion passed unanimously.

Board members reviewed the Minutes of January 20, 2010. Hadik noted that the Chairman's announcement regarding the Alternate members sitting in for Regular members was not noted in the Minutes. **MOTION:** Weider made a motion to accept the Minutes of January 20, 2010 as amended. Boyden seconded. Motion passed unanimously.

Board members reviewed the Non-Public Minutes of January 20, 2010. **MOTION:** Hadik made a motion to accept the Non-Public Minutes for January 20, 2010 as written. Boyden seconded. Motion passed unanimously.

**Pre-Application Conference – Abdallah Construction**

2. Eric Mitchell of Eric Mitchell & Assoc. is representing Abdallah Construction. Mr. Mitchell gave an overview of the re-subdivision of the Chester-Hicks LLC (005-104-000) subdivision located on Sandown Road. Mr. Mitchell explained that the subdivision would be an open space subdivision with single-family dwellings. Mr. Mitchell noted that one half of a building from the previous subdivision has been built, the existing house is vacant and will be torn down and nine more houses will be built for a total of ten (10). Mr. Mitchell stated that this is the Pre-Application Conference.

Mr. Mitchell pointed out the discontinued road that runs along side this property. Mr. Mitchell stated that the subdivision will take place in the front portion of the lot and the back portion will remain as open space. Density was determined by taking the total parcel area (27.8 ac.), subtracted out the wetlands (2.5 ac.) noting there are no slopes over 25% and there are flood plains. Taking all of this into consideration there are 3.8 constrained acres leaving them with 24 unconstrained acres. Dividing this number by 3 gives the Applicant 8 units. They will be requesting a density bonus of 15% because 60% of the lot will be in open space and an additional 10% because it will be open to the public. This will give them a 25% bonus for an additional two (2) units for a total of ten (10).

The road will be located in the same area as the previous subdivision. The road is proposed to be a town road and will be built to town standards. Hadik asked

97 about the well and septic system. Mr. Mitchell stated they would have individual  
98 wells and septic systems. Hadik noted because of the direction of the run-off  
99 good retention and treatment is a priority. Weider asked if there will be open or  
100 closed drainage. Mr. Mitchell stated they will try to do as much open drainage as  
101 possible but because of the length of runs they have, the first part of the road will  
102 be open drainage and the rest will be closed drainage. Weider expressed  
103 concern about the maintenance of closed drainage systems due to the lack of  
104 maintenance equipment. Mr. Mitchell asked what the town would prefer.  
105 Consensus of the Board was open drainage.  
106

107 Mr. Mitchell asked about proposed changes to the setbacks in Article 6. Hadik  
108 noted that during redrafts the perimeter buffer “fell through the cracks” and the  
109 Board is proposing reinstating the preexisting language that being the 50 foot  
110 perimeter buffer be kept intact. Mr. Mitchell noted the ordinance states the lot  
111 lines couldn’t go into the open space or the buffer then asked, is the buffer a 50  
112 foot strip of land that no lot lines go through or is it a building setback? Hadik  
113 stated the perimeter buffer definitely does not allow for a building. Hadik noted  
114 that the buffer is not considered part of the open space. Hadik stated he would  
115 have to review the ordinance and look at past ordinances before he was  
116 comfortable answering Mr. Mitchell’s question. Mr. Mitchell asked when the  
117 proposed amendment would be presented for a public hearing. The Coordinator  
118 stated the earliest would be the beginning of March.  
119

120 Mr. Mitchell asked when he could come back before the Board with a preliminary  
121 design before going for a design review. The Coordinator stated February 10,  
122 2010 at 7:00 P.M. Weider asked about bedrooms? Mr. Mitchell stated they are  
123 entitled to 35 bedrooms. Weider asked if the utilities were going to be  
124 underground. Mr. Mitchell stated probably. Mr. Mitchell stated they would be  
125 looking at ways to provide public access to the rear of the property. Mr. Mitchell  
126 stated they are looking at whether this property has any rights to the discontinued  
127 road to use for possible public access to the rear of the property.  
128

129 Hadik reminded the Board that Jeff Adler of DuBois & King reviews the  
130 calculations presented tonight. Consensus of the Board was there is no regional  
131 impact.  
132

### 133 **Review Warrant Article for engineering study at North Pond Road & Rt. 102**

- 134
- 135 3. The Coordinator informed the Board she is waiting to hear from Tim White of So.  
136 NH Planning Commission as to whether the engineering study for North Pond  
137 Road and Route 102 could be covered by the state highway aid grant. The  
138 Board discussed other possible studies that might need to be done.  
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145 **Review Impact Fee Ordinance (Recreation and Traffic)**  
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- 147 4. The Coordinator confirmed with Hadik that he spoke with Jack Munn of So. NH  
148 Planning Commission about the bond noted in the Recreation Impact Fee  
149 Ordinance and the changes will be made.  
150

151 Board members discussed the Traffic Impact Fee Ordinance. Hadik noted  
152 various parts of the ordinance and questioned if the road agent provided the  
153 numbers. The Coordinator stated yes, they were developed over a period of  
154 time. Hadik questioned whether the 25% credit for state and federal grants was  
155 too much and the additional 25% reduction was being too generous. Hadik  
156 noted that accounts would have to be made for the four zones. The Coordinator  
157 stated she thinks the zones can be added to the master maintenance sheet.  
158 There was discussion about when the fee would be collected. Hadik questioned  
159 whether anything should be noted in the ordinance that isn't allowed (Mobile  
160 Home Parks). The Coordinator suggested removing the word "Park" and change  
161 the title to Manufactured Home. Weider noted the "Credit" is figured into the  
162 Impact Fee per Unit (see Credit column). Hadik would like a Table set up that  
163 would show the total fees collected for both Recreation and Traffic Impact. Hadik  
164 brought up adding wording that would allow the Planning Board to negotiate the  
165 fee for University/College.  
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167

168 **Vote to take zoning amendments to a public hearing; Limited**  
169 **Commercial/Light Industrial Zone, Appeal from an Administrative Decision and**  
170 **Section 6.12 – Additional Requirements**  
171

- 172 5. Board members reviewed the following:  
173

174 Limited Commercial/Light Industrial – Hadik asked to add skating facility to the  
175 Indoor Commercial Recreation Facility. Hadik also suggested other facilities that  
176 might be added to the zone. The Coordinator suggested waiting until the Board  
177 starts working on the amendments to Site Plan Review Regulations. **MOTION:**  
178 Weider made a motion to take the proposed amendments to the Limited  
179 Commercial/Light Industrial Zone as amended tonight to a public hearing at the  
180 earliest possible date. Hadik seconded. Motion passed unanimously.  
181

182 Appeal from an Administrative Decision - **MOTION:** Weider made a motion to  
183 take the proposed amendment to the Appeal from an Administrative Decision to  
184 a public hearing at the earliest possible date. Hadik seconded. Motion passed  
185 unanimously.  
186

187 Section 6.12 – Additional Requirements – Consensus of the Board is to hold off  
188 on this proposed amendment until Hadik has had the opportunity to review  
189 possible changes. Hadik encouraged other Board members to review Article 6  
190 closely.  
191  
192

January 27, 2010

193 **MOTION:** Weider made a motion to adjourn at 9:07 P.M. Hadik seconded. Motion  
194 passed unanimously.

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Respectfully submitted,

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Cynthia J. Robinson  
Planning Coordinator

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205 Dates of upcoming meetings:

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207 February 3, 2010

208 February 10, 2010

209 February 24, 2010

210 March 3, 2010

211 March 10, 2010

212 March 24, 2010