

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

**CHESTER PLANNING BOARD MINUTES  
WEDNESDAY, APRIL 5, 2006**

Members Present:

Regular:

Richard Snyder, Chair (Snyder)  
Maureen Lein, Vice Chair (Lein)  
Andrew Hadik (Hadik)  
Evan Sederquest (Sederquest)  
Mike Weider (Weider)

Staff:

Cynthia Robinson, Planning Coordinator  
(Robinson)

Absent:

Camilla Lockwood (Lockwood)

Presenters:

Steve Keach, Nordstrom Associates (Keach)  
Tim Peloquin, Promised Land Surveying (Peloquin)

Public:

Tim O'Loughlin, Builder (O'Loughlin)

[Within the contents of the minutes, Adler refers to Jeff Adler.]

**CONTENT**

**General Business:**

1. Review Invoices.
2. Review Budget.
3. Accept minutes for March 22, 2006.
4. Review computer fact sheet from Ed Godin.

**Subdivision Applications:**

5. WKET – Eighty (80) unit cluster subdivision located on Haverhill Road, continuance.

**General Business:**

6. Road bond amount for CJR Condo – Phase I.
7. Non-public session per RSA 91-A:3, II a – Dismissal, promotion or compensation of any public employee.

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**April 5, 2006 - 7:45 PM**

**MINUTES**

**1. Review Invoices.**

Completed at conclusion of meeting.

**2. Review Budget.**

Snyder introduced Agenda Item #2.

Weider confirmed the budget meeting will be held on Monday, April 10, 2006 at 7:00 PM.

Hadik noted various changes which were made to the Planning Board budget, and Weider detailed this information.

**3. Accept minutes for March 22, 2006.**

Snyder introduced Agenda Item #3.

**Hadik moved to accept the minutes of March 22, 2006. Lein seconded the motion. The Board passed the motion unanimously.**

**4. Review computer fact sheet from Ed Godin.**

Agenda Item #4 was introduced.

Robinson presented Godin's spreadsheet/inventory list for review.

Weider detailed the Town's replacement plan to phase out all old technology equipment and commented that the new equipment was approved by the Budget Committee and will be added to the department budgets. The new equipment will be installed after July 1, 2006.

**5. WKET – Eighty (80) unit cluster subdivision located on Haverhill Road, continuance.**

Snyder introduced Agenda Item #5 and opened the public hearing. Keach and Pelouquin were invited to present.

The Board reviewed Adler's letter of April 4, and Hadik commented that nearly everything on the list has been addressed. The Board also reviewed a letter from the Fire Department. Snyder commented that the construction bond was calculated at \$2,981,000.00.

Hadik questioned if Keach accepted Adler's condition (within his letter) and if he was aware of the construction bond estimate. Keach confirmed that James had spoken with Adler regarding the condition, and he was aware of the bond estimate.

Snyder requested public comment, and there were no questions or comments from the public or the Board.

**Hadik moved to close the public hearing and begin deliberations. Sederquest seconded the motion. The Board passed the motion unanimously.**

The Board reviewed and finalized the list of conditions for approval. Snyder questioned if a reference to the sprinkler systems was included, and Keach confirmed that the sprinklers are referenced on Sheet S-1 under Item #5B. Snyder questioned Peloquin's intention with regard to phasing. Peloquin stated that the development would be phased since it will be built as it sells. Peloquin commented that the project will obviously take more than two years to build and offered to phase the development over a minimum of a two-year period, and the Board agreed to include this wording. Hadik added that no more than 40 units shall be built in the first year. Keach suggested adding age restricted to 55 and older under Item #1. Peloquin questioned the approval of the road name of Jenkins Farm Road, and Robinson confirmed that the name has been approved.

The Board confirmed Item #6D to include the wording: the applicant's fair share of offsite improvement is determined to be \$5,000.00 towards the purchase of a generator or other equipment as determined by the Fire Chief. Hadik discussed the issue that the Town needs \$1,750.00 by July 1<sup>st</sup> for the generator. O'Loughlin offered to pay \$2,000.00 on approval and \$3,000.00 with issuance of a building permit. The Board accepted this arrangement and thanked O'Loughlin. The item was revised to reflect the payment arrangement.

Snyder asked that Condition #13, in particular, be communicated well to all contractors, and O'Loughlin agreed. The Board worked with Keach to wordsmith Item #12.

**Lein made a motion to grant conditional subdivision approval based on conditions as amended on April 5, 2006. Hadik seconded the motion. The Board passed the motion unanimously**

**Lein made an amended motion to include the approval for a bond estimate of \$2,981,000.00 per Adler's letter of April 4, 2006. Hadik seconded the motion. The Board passed the motion unanimously**

## **6. Road bond amount for CJR Condo – Phase I.**

Agenda Item #6 was introduced.

**Hadik moved to accept a bond amount of \$485,300.00 for Phase I, referencing Adler’s letter dated March 24, 2006 and the bond estimate dated March 21, 2006. Lein seconded the motion. The Board passed the motion unanimously**

**7. Non-public session per RSA 91-A:3, II a – Dismissal, promotion or compensation of any public employee.**

Snyder introduced Agenda Item #7.

Hadik commented that the new form had not been reviewed by the Board, and the Board agreed that the form should be reviewed prior to the evaluation. The Board confirmed that the evaluation would be completed at the April 12, 2006 meeting.

**Lein moved to adjourn the meeting. Hadik seconded the motion. The motion was passed, and the meeting was concluded.**

Dates of upcoming meetings:

April 12, 2006

April 26, 2006

May 3, 2006

May 10, 2006

Meeting adjourned at 8:45 PM.

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Nicholas Dellacava of  
DELLERA Business Support Services, Inc.  
Recording Secretary for  
Chester Planning Board

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Nicholas Dellacava of  
DELLERA Business Support Services, Inc.  
Proofed & Edited for  
Chester Planning Board

/dellera/ms