

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

**CHESTER PLANNING BOARD MINUTES
WEDNESDAY, MAY 3, 2006**

Members Present:

Regular:

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

Staff:

Cynthia Robinson, Planning Coordinator
(Robinson)

Absent:

None.

Presenters:

Joseph Wichert, surveyor (Wichert)
Tim Peloquin, Promised Land Surveying (Peloquin)

Public:

Mr. Rand (Rand)
Greg Smith, Abutter (Smith)
Kevin Scott, Abutter (Scott)
Tim O'Loughlin, Builder (O'Loughlin)
Bill Polewarczyk, Abutter (Polewarczyk)

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

CONTENT

General Business:

1. Review Invoices.
2. Accept minutes for April 5, 2006; April 12, 2006; and April 26, 2006.
3. Review Budget (YTD).

Subdivision Applications:

4. Isabel Rand – Subdivision application for a lot line adjustment located on Chester Street (carried over from April 26, 2006).
5. Jampol – Subdivision application for a ten (10) lot subdivision located on Haverhill Road (carried over from April 26, 2006).

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6. Joan Hicks – Continuation of a subdivision application for a sixteen (16) unit cluster subdivision located on Sandown Road (carried over from April 26, 2006).
7. Saw Mill Grant – Continuation subdivision application for a ten (10) lot subdivision located on Raymond Road and Ledge Road.

General Business:

8. Activation of Villages at Chester Development.

May 3, 2006 – 7:30 PM

MINUTES

1. Review Invoices.

Snyder introduced Agenda Item #1, and the Board approved the invoices.

2. Accept minutes for April 5, 2006; April 12, 2006; and April 26, 2006.

Snyder introduced Agenda Item #2.

Hadik made a motion to approve the minutes of April 5, 2006. Lein seconded the motion.
Revisions were made to the minutes of April 5, 2006 as follows:

Page 2, Item #4, last sentence Add to sentence: The new equipment will be installed after
July 1, 2006 if the budget is approved.

Lockwood abstained and the remainder of the Board passed the motion.

Hadik made a motion to approve the minutes of April 12, 2006 for the non-public session. Sederquest seconded the motion. Weider abstained and the remainder of the Board passed the motion.

Hadik made a motion to approve the minutes of April 12, 2006 for the planning session. Sederquest seconded the motion.

Hadik made a motion to approve the minutes of April 26, 2006. Sederquest seconded the motion. Weider abstained and the remainder of the Board passed the motion.

3. Review Budget (YTD).

Snyder introduced Agenda Item #3.

Robinson recommended not approving a partial invoice for the printing of the town ballot. Robinson explained that this is a line item on the Town Clerk's budget. Hadik commented that as a member of the Budget Committee, there has been no discussion to split this cost and should remain under the budgeted item for the Town Clerk.

Weider discussed the breakdown of bills by other departments. Robinson and Weider discussed Robinson not being able to print directly to the copier due to software issues.

4. Isabel Rand – Subdivision application for a lot line adjustment located on Chester Street (carried over from April 26, 2006).

Snyder introduced Agenda Item #4 and opened the Public Hearing. Wichert was invited to present.

Wichert identified himself as the surveyor who prepared the lot line adjustment plan. Wichert detailed the addition of 2+ acres, owned by the Rand estate, to an existing parcel (Lot 32, Map #4). Wichert specified there will be no lot creation, and state approvals or DOT permits are not required.

Wichert presented the Board with a waiver request because Lot 32 is currently 1.74 acres, and adding 2 acres to this lot would more than double the size of the lot. This addresses the ordinance pertaining to the addition of more than 25% of a parcel would be considered a subdivision, not a lot line adjustment.

Hadik made a motion to grant a waiver from Subdivision Regulations, Section 2.2.16, Lot Line Adjustment. Lein seconded the motion. The Board passed the motion unanimously.

Wichert presented a waiver for drainage calculations since the existing residence will remain unchanged.

Hadik made a motion to grant a waiver from Section 3.13, Drainage Calculations. Lein seconded the motion. The Board passed the motion unanimously.

Wichert presented a waiver for wetlands topographic mapping and subsoil examination.

Hadik made a motion to grant a waiver from Section 4.1.6, Section 4.1.22, and Section 4.1.24, Wetlands Topographic Mapping and Subsoil Examination. Lein seconded the motion. The Board passed the motion unanimously.

Wichert detailed that it was the wish of the late Mrs. Rand to have a (proposed) 5' easement around the Town Pound deeded to the Town. Hadik expressed his appreciation for the land and asked Wichert for an additional five or ten feet for the easement. Wichert stated he will investigate this issue with the Rand estate.

Smith asked for clarification of the easement being deeded to the Town versus the ownership of the land. Smith stated that the Pound needs some maintenance and the 5' buffer would not be realistic.

The Board questioned if Wichert had consulted Adler regarding the plan, and Wichert agreed to do so. Hadik emphasized that the gesture is appreciated and asked Wichert to relay their appreciation to the Estate. Lockwood discussed the likelihood of a 20' buffer in order to get heavy equipment in to move the rocks, and Wichert suggested possibly a 10' perimeter and another 10' temporary buffer for construction and maintenance/repair. Scott commented on a fine job done by the surveyors.

Snyder requested a date for continuance.

Lein made a motion to continue to June 7, 2006 at 7:45 PM. Weider seconded the motion. The Board passed the motion unanimously.

5. Jampol – Subdivision application for a ten (10) lot subdivision located on Haverhill Road (carried over from April 26, 2006).

Snyder introduced Agenda Item #5 and opened the Public Hearing. Peloquin was invited to present.

Peloquin presented the plans to the Board and referred to the subdivision as the Buxton Estates. Peloquin described the location of the property lines for the 72+ acre subdivision and explained only four lots would be just under five acres. Peloquin stated topographic surveys were done on all the lots. Hadik questioned the cul-de-sac plans, being an open center or an island, and Peloquin stated this was open-ended and he would work with Adler regarding this design.

Polewarczyk, present at the meeting, had expressed his concerns in a letter sent to the Board, specifically concerning wetlands impact. Polewarczyk specified where his property is located on the plans/map and stated that any disturbance to the vegetation in the wetlands areas (pond and swamp areas) would create additional runoff onto his property. Snyder stated that a key part of the engineering review process would be runoff and to verify the design does not increase the runoff off the property. Peloquin added that the drainage calculations have been completed.

Snyder questioned the planned driveway locations off Route 121, and Peloquin explained the proposed driveway and roadway design and commented that the DOT will be reviewing these plans for safe sight distance. The Board discussed various designs with Peloquin as well as the possibility of requiring a variance from the Zoning Board. Snyder commented that such a variance would be a reasonable request.

Hadik discussed various wetlands in the surrounding area and commented that an easement within this subdivision would ensure adequate protection of a more significant portion of the wetlands, especially since particular areas are inaccessible.

Lockwood discussed the possibility of narrowing the proposed roadway (from 24 feet), which would create less interruption of the wetlands and limit the amount of pavement, especially since this will be an access for only six homes. The roadway would remain a 60' right of way, and the shoulder widths would remain the same. Snyder recommended Peloquin draft a proposal with Adler.

Snyder requested a date for a site walk, and this was set for May 20, 2006 at 8:00 AM.

Polewarczyk commented that, as stated in his letter, he is not opposed to the subdivision at all, and he is a major abutter on two sides. Lockwood stated that the site walk is open to the public and invited Polewarczyk to join them.

Lockwood moved to continue the Public Hearing for the Jampol subdivision application to June 7, 2006 at 7:45 PM. Lein seconded the motion. The Board passed the motion unanimously.

6. Joan Hicks – Continuation of a subdivision application for a sixteen (16) unit cluster subdivision located on Sandown Road (carried over from April 26, 2006).

Snyder introduced Agenda Item #6.

Lein made a motion to continue the subdivision application for the Joan Hicks parcel located on Sandown Road to May 24, 2006 at 7:45 PM. Weider seconded the motion. The Board passed the motion unanimously.

7. Saw Mill Grant – Continuation subdivision application for a ten (10) lot subdivision located on Raymond Road and Ledge Road.

Snyder introduced Agenda Item #7.

Hadik made a motion to continue the Public Hearing for Saw Mill Grant to June 7, 2006 at 7:45 PM. Lockwood seconded the motion. The Board passed the motion unanimously.

8. Activation of Villages of Chester Development.

Robinson stated that she had a meeting with Attorney Eggert and others regarding the commencement of building for the Villages of Chester. Steve Keach will be contacting Adler to complete a work contract. Robinson stated once this is completed, this will be added as an agenda item to an upcoming meeting. Hadik stated his concern that there are currently 40 units, and this project will be adding 60 additional units. Robinson clarified that the conditions of approval which were granted in 1986 must be followed.

Hadik suggested a minor amendment be made to the subdivision regulations. Hadik requested that every plan set for a subdivision have at least one sheet which shows the entire subdivision with the lot lines. In addition, in order to build a database for future adjustments to zoning and subdivision regulations, Hadik also requested that the plan sets have a small table which lists the total acreage of the subdivision, the Class A wetlands, the Class B wetlands, acreage of slopes equal to or greater than 25%, and the acreage of the roads. Snyder commented that this is an excellent suggestion. Hadik volunteered to create a draft copy for the Board to review and approve, and then post for an amendment to the subdivision regulations.

Snyder stated that he would like to close out the performance evaluation during the non-public session.

Lockwood made a motion to go to a non-public session pursuant to 91A:3, 2A. Lein seconded the motion. The Board passed the motion unanimously.

Dates of upcoming meetings:

May 10, 2006

May 24, 2006

June 7, 2006

June 28, 2006

Meeting adjourned at 8:40 PM.

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

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

/dellera/ms