

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

**CHESTER PLANNING BOARD MINUTES
WEDNESDAY, JULY 27, 2005**

Members Present:

Regular:

Andrew Hadik (AH)
Evan Sederquest (ES)
Scott Rice (SR)
Mike Weider (MW)

Staff:

Cynthia J. Robinson, Planning Coordinator (PC)

Alternate:

Maureen Lein, Vice Chair (ML)

Absent:

Richard Snyder (RS)
Camilla Lockwood (CL)

Presenters:

Jonathan Remillard (JR)
Bill Gregsak (BG), Gregsak Engineering
Steve Keach (SK), Keach/Nordstrom Associates
Ed Roberge (ER), ELR Design Group

Public:

Tim Peloquin (TP), present with Steve Keach
David Liukkonen, Principal Design Engineer of Keach/Nordstrom Associates
Kenneth Yameen, Owner
Louis Baldomaas, Developer
Timothy O'Loughlin, Developer
Berge Nalbandian, Agent
Patrick Connolly (PaC), Daniella Connolly (DC)
Lynn Jackson (LJ)
Jack Cuomo

CONTENT

1. Review sign design for Shaker Heights Estates.
2. Continuation of the Site Plan for the Town of Chester Wason Pond Recreation Facility.
3. Subdivision Application of WKET Nominee Realty Trust, 80 units on Haverhill Road (cluster).
4. Continuation of the Subdivision Application of CJR Condo, LLC for 43 units on Derry Road (cluster).
5. Review Invoices.
6. Accept Minutes for June 1, 2005; June 7, 2005; July 6, 2005; and July 20, 2005.

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July 27, 2005 - 7:30 PM

MINUTES

1. Review sign design for Shaker Heights Estates.

ML introduced Agenda Item #1 and invited Jonathan Remillard (JR) to present.

JR distributed copies of the design to Board members and described the sign design, measurements, and proposed location of the sign. AH asked JR to consider a safety issue with the proposed location and suggested putting the sign on the other side of the road. JR discussed placement of the sign further with Board members. ML discussed with JR which direction the sign would be placed.

SR made a motion for the Shaker Heights Estates' sign on Shaker Heights Road, placement to be determined by the builder and John Gilcrest, Town Building Inspector. ES seconded the motion. The Board passed the motion unanimously.

2. Continuation of the Site Plan for the Town of Chester Wason Pond Recreation Facility.

ML introduced Agenda Item #2 and opened the Public Hearing and invited Bill Gregsak (BG) to present.

BG introduced himself as representing the Town of Chester and presented the changed plan to the Board. BG stated that some minor changes were made to the plans regarding the children's playground. Regarding the surface of the playground, these will be in compliance with AFCM requirements. Further changes to the plan under Note 7 were noted, including any lighting will be downcast and away from any abutters. MW explained that two auxiliary sheds were added and described the proposed locations. Also, the pump house location was added to the plans. BG explained the added detail of screening between the abutter and the field. BG discussed the added layout for the playground and the dimensions. BG further explained the base for the playground will be a natural wood fiber specifically for playground use, and the sub base will be sand.

ML addressed a comment received by the Planning Board by Don Dollard, Town Mapper, who requested dimensions for the lot. ML asked BG or Tim to follow through and give Don these dimensions.

AH moved to close the Public Hearing. SR seconded the motion, and the motion was passed.

SR made a motion to approve the Wason Pond Recreational Facility, Map 8, Lot #27, on Route 102 in Chester. AH seconded the motion. The Board passed the motion.

AH made a statement to thank all the townspeople who have been involved and have volunteered their time and/or services to get the site plan put together and all the volunteers who worked to raise the money for the playground. These efforts are very much appreciated.

3. Subdivision Application of WKET Nominee Realty Trust, 80 units on Haverhill Road (cluster).

ML introduced Agenda Item #3. Steve Keach (SK), Civil Engineer at Keach/Nordstrom Associates was invited to present.

AH moved to accept the application and MW seconded the motion. The Board passed the motion.

SK introduced himself and others present at the meeting including: David Liukkonen, Principal Design Engineer; Kenneth Yameen, Owner; Louis Baldomaas, Developer; Timothy O'Loughlin, Developer; and Berge Nalbandian, Agent.

SK presented an overview of the plan. SK explained that it is the intent that several lots [Map 2, Lots #32, 81, 88-1, and 88-2] be consolidated to form one parcel to equal 219.91 acres. SK discussed the location and the layout of the property in detail, including structures and wetlands. The proposal includes 80 units to be constructed with the age restriction of 55 and over and will include two bedrooms and a two-car garage. The 81st structure will be a community building, and SK described the location and parking situation. SK explained a proposed loop road, to hopefully be named Jenkins Farm Road and discussed a walking path along the roadway. An 82nd structure will be a well house for a community water system. The site will be served by on-site disposal system that will be scattered throughout the development. Grading was described to be minimal. SK mentioned that replanting of an orchard area will be done, but an existing orchard will be kept. Amenities will include a boulevard section, which will be landscaped. SK provided detailed information included in the plan regarding lighting, fencing, and stone work for a sign, described where street trees will be planted and discussed landscape details. SK also detailed where the 80 units will fit in the landscape and discussed the zoning analysis. Also submitted with the application were a traffic memo, state applications that have been prepared and submitted, and a conditional use permit.

AH discussed the slope percentages with DL and mentioned that there is a new standard for widths of smaller roads. PC stated this new standard is 20 feet wide with two-foot shoulders on each side. AH also discussed that an issue may exist with crossing a Class 6 road and asked SK to check out this issue. PC stated this is an issue that must go through the Board of Selectmen.

ML stated that Jeff should be involved in the plans and issues that were presented and discussed. ML discussed a memo from Don Dollard expressing concerns regarding the Class 6 road ownership and questioning road access and status, as well as several other comments. TP asked for copies of the comments and these were provided by ML.

ML asked for comments from the audience and received comments from Patrick Connolly (PaC) and Daniella Connolly (DC), abutters. PaC stated they purchased an abutting residence on April 15 and wanted to introduce themselves to the developers of the project. PaC believes that this development impacts their property in that there will be pressure from the community, specifically hunters and farmers, regarding land use. PaC did not elaborate on other issues due to time constraint but would like to address any issues in order to work with the developers. PaC added that he did want to point out there are nice points about the development. DC then spoke and discussed her and her husband's belief that there should be an impact study on wells and a water supply analysis. This area was an orchard and several chemical substances were used to control pests, and these would be pesticides that don't deteriorate over time. DC stated that the pesticides concentrate in the ground and tend to either leach through into the water or remain on the surface, and their worry is whether the ground will precipitate leaching these substances. Further, DC noted that in a specific area septic systems would come very close to a slope which leads to a well/water supply. DC expressed concern about the water quality and quantity. DC also asked the developers to kindly consider a visual plant/tree buffer along a specified area.

ML stated that there is a limited amount of time for the Public Hearing, but the process is an ongoing process and all parties will have further opportunities to speak. Lynn Jackson (LJ) questioned why an easement would need to be provided for Jack Road. SK stated there are two segments to this, of which he continued to explain that this Class 6 road is not a continuous road and TP explained the locations of the discontinued points. LJ stated that currently dirt bikes are ridden on this road and asked if this will still be available. SK attempted to explain that it is unknown what the language will be on the easement, but ML interrupted and stated that it is illegal to have dirt bikes on a Class 6 road under the current town ordinances. Further, ML stated the need to continue the Public Hearing to the next available night and explained that comments and issues will continue to be addressed in person or in writing, and this is encouraged. SR stated that the Board needs to request, on record, an environmental assessment of the orchard area and an investigation of any potential pest contamination use of the orchard. SK stated that a comprehensive study was done, and this information was used in the placement of housing units. SK informed the Board and the public attendees that he would be available to speak with interested parties after the Hearing was completed.

AH moved to continue the Public Hearing to the next available date of August 24, 2005 at 8:00 PM. ES seconded the motion. The Board passed the motion unanimously.

PC informed SK that he needed to get the EIA to Jeff and SK agreed. PC stated that Jeff already has the plan.

4. Continuation of the Subdivision Application of CJR Condo, LLC for 43 units on Derry Road (cluster).

ML introduced Agenda Item #2 and Ed Roberge (ER) presented.

ER stated that since the July 8 meeting, a Summary Report had been submitted to Jeff Adler with revised plan documents. ER presented the Board with a copy of the Summary Report within an

informational package including a response letter to the Board, copy of information sent to Jeff, and a July 22 review letter from Jeff. The package also contained backup materials including documents from Chief Tunberg and the Conservation Commission, a review of condo documents, and two requested waivers.

ER reviewed the itemized list as follows:

Item #1 –Jeff requested to have a structural engineered retaining wall for the retaining wall section adjacent to one of the wetlands. ER described the entire wall as being under four feet in height with a majority of the wall under three feet. ER stated that this size generally makes it nonstructural. It was previously discussed that the contractor would submit design drawings to the inspection engineer, which is Dubois & King, and Jeff’s letter indicates that his opinion is that the Planning Board would make the final decision on this matter. PC stated that Jeff disagrees with ER’s point of view and feels the wall is in place for a reason. Furthermore, Jeff would like ER to obtain a stamp from a structural engineer to confirm that this planned wall will work. AH stated that Jeff would like to see issues worked out prior to getting to the field to eliminate any problems. The Board members were in agreement that ER must get a stamp for the design by a structural engineer. ML added that the Board members are not engineers. Therefore, the Board relies on Jeff’s advice since he is the engineer.

Item #2 – ER stated the rip wrap treatment base and detail was prepared as Jeff requested and is on the revised plan.

Item #3 – Relating to the 2:1 back slopes: ER stated that the rest of the development contains 4:1 slopes with the exception of two areas along the approach road. ER described these areas in detail to the Board members and also explained in detail why they were designed as 2:1 slopes. PC stated that Jeff’s opinion is that this is a waiver request. ER asked for the Board to support this waiver. AH asked what the stabilization would be on the backslopes, and ER stated that it would be SC-150 American Green product, which is dual-direction matting material. Also, there may be some rock exposed on the slopes, which would make the slope more than stable, but this would be known after rock boring is completed. PC stated that Jeff does not recommend granting the waiver and further recommended the applicant look into other options. PC stated to the Board that they should review and consider other options before granting this waiver but that the burden of obtaining this information would lie with the developers. ER again explained in detail why the slope was designed to be 2:1, and one of the reasons is because of wetlands being next to the slope. PC questioned ER about whether getting an easement from Mr. Noyes’ property was properly investigated. ER continued to describe the engineering difficulties of the design and stated that he is confident they have a solid slope, which is detailed in the plan. AH stated the town will eventually be responsible for this road, and the Board needs to consider what might affect this road in terms of slopes. AH stated he sympathizes with the difficulty in the space between the road and the Noyes’ property because there is no space to work with at this location and added that he would personally be willing to discuss a waiver with conditions. AH stated that the other area was presented as a low-cost option by the developers and recommended a possible option of putting a five-year bond on the area to make sure it stays stable. ER discussed that it may be a rock slope, but rock borings have not been completed yet. ER also stated that his proposal was not a [jute] matting but an engineered solution, which is anchored and tied in at the top slope.

Item #4 – ER discussed the request for two waivers.

Item #5 – ER stated that he had a discussion with Chief Tunberg, who suggested including a small parking area. ER described the location of a cistern and an added parking area. A note

was added that the contractor will submit full manufactured drawings on the tank so that Chief Tunberg may approve it prior to installation.

ER summarized and requested that the Board consider Conditional Approval. ER stated they are waiting on permits from the state, DOT driveway permit, state subdivision permit, and for individual septic.

PC reviewed the Board's decision to ask ER to obtain further options regarding Item #3. PC stated that she could discuss options with Jeff, but Jeff already mentioned the option of speaking with the abutter and realigning the road. PC addressed ER and stated that the Board would not be giving Conditional Approval during this meeting, and ML stated that there are too many open issues to resolve with Jeff. PC discussed whether getting the borings done would help the Board make a decision for conditional approval, but Mr. Cuomo informed the Board that the property cannot be accessed as they are not allowed to bore on the property until final approval. ML stated that the Board was not ready to conditionally approve at the present time and requested a continuation.

AH made a motion to grant a waiver for the 250' stopping sight distance at station 16+49.41 to station 17+99.41. MW seconded the motion. The Board passed the motion unanimously.

AH made a motion to grant a waiver for a center cul-de-sac. MW seconded the motion. The Board passed the motion unanimously.

AH moved to continue to September 7, 2005 at 8:00 PM. MW seconded the motion. The Board passed the motion unanimously.

ML stated that ER should get additional options together (for Item #3) and would like to have Jeff meet with the Board prior to the next Board meeting of September 7. ER stated that the only other available option would be a retaining wall. ER asked for an agreement on how conditional approval may be optioned at the September meeting and questioned if Items #1 and #3 were the only outstanding items. ML directed ER to provide Jeff with enough time to review options provided to him. PC discussed in detail the timeframe for Jeff to review plans, discuss review possibilities, and approve the final changes. PC also reviewed Item #1 condition that ER will obtain a stamped engineered plan and that Jeff will comment on Items #1, #2, and #3.

5. Review Invoices.

PC asked the Board if they would like the Dollars and Sense presentation for the roundtable, as long as the date can be accommodated.

PC asked the Board if Dellera should be present for transcription services for the August 10 Planning Session and the Board agreed.

PC presented Dellera's invoice for approval of payment.

AH made a motion to approve payment to Dellera for the invoice dated July 25, 2005, No. 746, for \$87.80. SR seconded the motion. The Board passed the motion.

SR made a motion for June 9, 2005 Planning Board Budget Reduction Proposal for FY2005 for a proposed 2005-2006 budget of \$59,227.00 be submitted to the Selectmen and that Mike Weider will be representing the Planning Board. ES seconded the motion. MW abstained. The remainder of the Board passed the motion.

PC stated that at every fourth meeting, the Board is going to get a printout of the budget to review, expenses handwritten. PC added that July's printout will be available the third week of August.

SR stated for the record that he received a phone call regarding a complaint of someone dumping manure in the wetlands from the two- to three-lot subdivision on Route 121 (at the second entrance to Halls Village), the last of which is towards the center of town. SR asked PC to contact John and someone from the Conservation Commission to investigate this complaint.

6. Accept Minutes for June 1, 2005; June 7, 2005; July 6, 2005; and July 20, 2005.

ML introduced Agenda Item #2.

PC stated that the June 1, 2005 minutes stated there was no meeting.

SR moves to accept the minutes of June 1, 2005. AH seconded the motion. MW and AH abstained and the remainder of the Board passed the motion.

SR made a motion to accept the minutes of June 7, 2005. ES seconded the motion. MW and SR abstained and the remainder of the Board passed the motion.

AH made a motion to accept the minutes of July 20, 2005. SR seconded the motion.

SR acknowledged the statement 'Scott Rice left the meeting at this time' is in the incorrect place within the Minutes. PC acknowledged Dellera did the first part of the minutes, Scott left after this part was completed, and this statement should be just after the heading Minutes and not under Contents.

AH withdrew the motion.

AH moves to accept the minutes of July 6, 2005. SR seconded the motion.

Revisions were made to the minutes of July 6, 2005 as follows:

Page 1, Item #3

This should reflect that this is a Continuation of
Subdivision Application

Page 3,

Janet Bodyen, not Boydin

Page 6, Item #7 ER does not believe these will be an issue per his conversation with Jeff earlier in the day, because distances are slightly less than 250 feet.

Page 6, Item #7 site, should be sight

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

AH made a motion to adjourn the meeting. The motion is seconded by MW. The motion is passed and the meeting is concluded.

Dates of upcoming meetings:

- August 3, 2005
- August 24, 2005
- September 7, 2005
- September 28, 2005

Meeting adjourned at 9:30 PM.

Nicholas 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