

3-27-24: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester
Planning Board Meeting
Wednesday, March 27, 2024
Approved Minutes**

The meetings are broadcast live on Comcast Channel 6, and streamed on Government <https://reflect-chesterctv-from-nh.cablecast.tv/CablecastPublicSite/?channel=1> - click "Watch Now".

Members & Staff Present:

Brian Sullivan, Chair
Evan Sederquest, Vice Chair
Elizabeth Richter, Member
Eric Swanson, Alternate
Selectman Chuck Myette, Liaison
Andrew Hadik, Town Planner

Members Absent:

Richard Snyder, Member
Mike Weider, Member

Guests and Members of the Public Present:

Chester PACT

Meeting Agenda

7:00 PM – General Business

1. Review & approve invoices, sign documents etc.
2. Review & approve the minutes of the 3/13/24 PB meeting.

7:00 PM – Appointments - None scheduled

Public Hearings

1. Zoning Amendment – To add Article 7B – Fair Market Rental Housing.

Non-Public Sessions - None scheduled.

Meeting Minutes

Chair Sullivan called the meeting to order at 7:00 p.m. He announced that Mr. Swanson would be sitting in for Mr. Snyder.

7:00 PM – General Business

1. Review & approve invoices, sign documents, etc.

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Documents and/or invoices were reviewed and signed.

2. Review & approve the minutes of the 3/13/24 PB meeting.

Ms. Richter moved to approve the minutes of the 3/13/24 Planning Board meeting as written. Vice Chair Sederquest seconded the motion. A vote was taken. The motion passed unanimously.

7:00 PM – Old Business

Mr. Hadik reported that about two years ago Tom Edwards and Christine Szostak of Wason Road contacted him regarding stormwater runoff issues they were experiencing. At the time, the Board had the situation investigated. He relayed he had been notified that Mr. & Mrs. Edwards and Ms. Szostak had met with the Selectboard a couple of weeks ago. They contacted him again a couple days ago, saying they had been directed to meet and review their drainage issue with the PB. He was told Mr. Edwards claimed there was “something” on the original plan that was not on the approved plan. Mr. Hadik noted it has been verified that the stormwater retention and infiltration structures in the JEMCO subdivision had been built according to the approved plans.

Selectboard Chairman Myette confirmed meeting. He thinks the flow from the upgradient side is proper. What needs to be looked at is the flow on the Edwards’ and Szostak’s properties. Is the flow backing up more now because there is a downstream issue? There is some flow coming across but is it being retained? Ms. Szostak claims this is the first time she has had water in her basement, and Mr. Edwards claims he has water coming up out of one of his manholes on this drainage system. There are issues on both of these properties that might have to be taken care of to address the flooding issues.

Mr. Myette said the Town’s two culverts need to be reviewed. There is more total water, and we need to understand the effect of the JEMCO subdivision. He relayed there is a concern if more trees are cut, and more buildings built. Mr. Hadik opined that if more trees are cut, and more buildings built thereby increasing impervious surface area, then there needs to be more onsite mitigation. Mr. Myette noted the Edwardses had to pump their septic system twice this winter.

Mr. Myette said we need to have a professional engineering review, and look at onsite and also down gradient. Mr. Hadik said it is not a simple problem and he definitely sympathizes with them. One of the realities is that this is the fifth wettest winter on record. It was absolutely crazy weather because the ground was frozen, but there was very little snow cover. So, when there was a big rain event, all the water just sheeted off. He noted there were various local phenomena that showed the amount of runoff has been abnormally high.

Mr. Hadik stated that to have another review on the “Town’s side”, there needs to be funding for a professional engineer to revisit all of that. Mr. Sullivan noted that it does not appear that anything has changed since the last review, so all that documentation should still be relevant.

Ms. Richter asked if the original action plan involving the Road Agent was implemented, and what was done? Mr. Myette noted a lot of trees were cut (*along the Town’s Right-of-Way*). Mr. Hadik noted Mr. Oleson cut a ditch line (*along the road*) on the uphill side curving to the wetland across from Mr. Edwards’ house where the water could then run through the culvert system.

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Mr. Hadik noted he remembered a couple of onsite mitigation ideas that really stuck out. Mr. Myette noted these are beyond the Board's expertise. Licensed and insured engineers need to review the situation before any suggestions are made. There may be potential litigation. Mr. Hadik said that before the meeting, he would like to review the Board's records and put together a timeline and documentation of everything the Board has received, which was supplied to Ms. Szostak, and also the Board's meeting minutes. Mr. Myette noted the situation downstream should be reviewed. Maybe temporary flooding occurred. The Board then discussed the Subdivision runoff regulations.

Mr. Hadik will put together a timeline and minutes of the meetings Mr. Edwards and Ms. Szostak attended, or when this issue was discussed, and include all documentation. He will then schedule a meeting with Mr. and Mrs. Edwards and Ms. Szostak to discuss all this with the Board.

7:00 PM – Appointments - None scheduled

Public Hearings

1. Zoning Amendment – To add Article 7B – Fair Market Rental Housing.

Ms. Richter moved to open the public hearing for the Zoning Amendment to add Article 7B, Fair Market Rental Housing. Vice Chair Sederquest seconded the motion. A vote was taken. The motion passed unanimously.

Mr. Hadik explained that a few minor grammatical edits have been made since the last draft were reviewed; however, no changes to any of the requirements in the ordinance were made. These edits were suggested by Attorney Bennett and Building Inspector Myrick Bunker. The Board reviewed the zoning amendment, and Selectman Myette suggested one final edit to remove some unnecessary verbiage.

Chair Sullivan asked for public comment; there was no one wishing to speak.

Chair Sullivan closed public comment.

Ms. Richter made a motion to move Article 7B - Fair Market Rental Housing Subdivision forward, as amended tonight, to be placed on the ballot for Town Elections. Vice Chair Sederquest seconded the motion. A vote was taken. The motion passed unanimously.

Ms. Richter moved to close the public hearing. Vice Chair Sederquest seconded the motion. A vote was taken. The motion passed unanimously.

Mr. Hadik relayed he asked a gentleman active with the Chester Senior Citizens and the Historic Society if he should meet with the Seniors to explain what is being proposed by this Article, and was told this was a good idea. Mr. Hadik also suggested creating a PowerPoint presentation for an interview to be broadcast on PACT. The Article will be voted on at the Annual Town Elections on May 14th. The Board stressed this is not low-income housing and discussed how to educate the residents about this Article. They noted this is a proactive means of addressing mandates from the state, especially the Workforce Housing Law.

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141 ***Ms. Richter moved to adjourn the meeting. Selectman Myette seconded the motion. A vote was taken.***
142 ***The motion passed unanimously.***

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144 The meeting was adjourned.

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146 **Future Meeting Dates**

- 147 • April 3 –
148 • April 10 –
149 • April 24 –

150
151 Respectfully submitted,
152 Beth Haggeli, Recording Secretary