

5-23-18 These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester
Planning Board Meeting
Wednesday, May 23, 2018
Municipal Complex
Approved Minutes**

Members Present

Evan Sederquest, Vice Chairman
Elizabeth Richter, Member
Michael Weider, Member
Aaron Hume, Alternate Member

Members Absent

Brian Sullivan, Chairman
Richard Snyder, Member
Jacob Weider, Alternate Member
Cass Buckley, Ex-Officio

Staff Present:

Andrew Hadik, Planning Coordinator

Others Present at Various Times:

Eric Mitchell, DAR
Dana Theokas, Chester Resident
Domenic Canzano (arrived later)
Penny Williams, Tri-Town Times
Others unknown to this recording secretary.

Vice Chairman Sederquest called the meeting to order at 7:09 pm.

Vice Chair Sederquest noted that Mr. Hume is filling in for Mr. Snyder.

Mr. Hadik explained that Ms. Dana Theoakas is interested in being a member of the Planning Board. Ms. Theoakas was invited to the meeting table as a guest.

Meeting Agenda

General Business

- Review and sign invoices and time sheets.
- Review and approve minutes for 04-25-18.
- Review and vote to release construction bond for Turnagain Estates Phase III.
- Review and approve road profile modification for Gladys Nicoll Lane.
- FYI – Status update on the RSMS by SNHPC.

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- FYI – SMB memo, re: amend Town zoning for SB 412 (Agritourism).
- FYI – Synopsis of May 19th Chester Age Friendly Community Discussion and Ice Cream Social.
- FYI – Mr. Farr received his two variances, so he will be coming soon for SPR for the auto repair shop next to the Your Variety/ G&P Pizza complex.
- FYI – Application hearing for Pipit Estates Subdivision next month.

7:10 PM – Appointments – None Scheduled

Public Hearing

1. Continuation of the Public Hearing for the subdivision application by the DAR Builders, LLC 305 Massabesic Street, Manchester, NH, 03104, for a 60-lot subdivision of Map 11, Lots 30 and 30 -7 off Crowley Road, Candia, NH.

Future Meeting Dates:

June 6, 2018 – HB Brown
June 13, 2018 –
June 27, 2018 – PH Pipit Estates

Review and approve minutes for April 25, 2018 meeting.

The Board reviewed the draft minutes from the April 25, 2018 meeting.

Mr. Weider made a motion to accept the April 25, 2018 as presented; Ms. Richter seconded the motion. Motion approved, 3-0-1, Mr. Weider abstained.

Review and vote to release construction bond for Turnagain Estates Phase III.

Mr. Hadik explained that he had referenced the wrong letter of credit (LOC) to release the construction bond for Turnagain Estates Phase III. He explained the referenced LOC was supplanted by different one several weeks after it was originally issued. He asked the Board to make a motion to reference the correct letter.

Mr. Weider made a motion to release the irrevocable letter of credit number #11430 being issued on behalf of Michael A. Babin in the amount of \$51,920.00 for September 26, 2017; Ms. Richter seconded the motion. Motion approved, 4-0-0.

Review and approve road profile modification for Gladys Nicoll Lane.

Mr. Hadik referenced the email he had distributed to the Board from Mr. Scott Bourcier regarding a road profile modification for Gladys Nicoll Lane. Mr. Hadik noted that a minor adjustment to the road profile was made to enough cover fill over a culvert. He noted this had been reviewed and approved by Scott Bourcier of DuBois & King to ensure it met Subdivision Regulations, and the Board could approve it as a minor field change which would be recorded in the final as-built plan.

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Mr. Weider made a motion to accept the change to Gladys Nicoll Lane for Map 4/ Lot 67-20; Mr. Hume seconded the motion. Motion approved, 4-0-0.

FYI – Status update on the RSMS by SNHPC.

Mr. Hadik updated the Board on the RSMS being performed by the SNHPC. He noted the current delay is because of the DOT and their software rewrite RSMS. Mr. Hadik said that the time frame is changed because of the delay of the new software. He said that he expects the RSMS to be completed by the end of the summer.

FYI – SMB memo, re: amend Town zoning for SB 412 (Agritourism).

The Board discussed Stephen Bennett’s memo regarding the need to amend the Town’s zoning to include “agritourism.”

FYI – Synopsis of May 19th Chester Age Friendly Community Discussion and Ice Cream Social.

Mr. Hadik gave an update to the Board on the Age-Friendly Community discussion and ice cream social noting it was fairly well attended. He noted that a synopsis by SNHPC will be compiled that should result in implementable solutions at the end of this phase.

FYI – Mr. Farr received his two variances, so he will be coming soon for SPR for the auto repair shop next to the Your Variety/ G&P Pizza complex.

Mr. Hadik updated the Board on the status of Mr. Farr’s auto repair shop; he noted that Mr. Farr will be coming before the Planning Board soon for the site plan review.

FYI – Application hearing for Pipit Estates Subdivision next month.

Mr. Hadik noted that he had been informed that an application for the Pipit Estates Subdivision will be submitted shortly.

Public Hearing

1. Continuation of the Public Hearing for the subdivision application by the DAR Builders, LLC 305 Massabesic Street, Manchester, NH, 03104, for a 60-lot subdivision of Map 11, Lots 30 and 30 -7 off Crowley Road, Candia, NH.

Vice Chair Sederquest made a motion to reopen the Public Hearing for the subdivision application by the DAR Builders, LLC 305 Massabesic Street, Manchester, NH, 03104, for a 60-lot subdivision of Map 11, Lots 30 and 30 -7 off Crowley Road, Candia, NH; Mr. Weider seconded the motion. Motion approved, 4-0-0.

The Public Hearing was reopened at 7:21 pm.

Mr. Mitchell came before the Board at 7:22 pm.

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136 Mr. Mitchell said he wanted to give an update on the progress of the Crowley Woods subdivision. He
137 said that they had put things on hold to wait to see what the outcome of the Town vote was by Chester
138 on their ballot issue to purchase the Crowley Woods land. He noted the issue did not pass.

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140 Mr. Mitchell noted that the Candia Planning Board meeting had been rescheduled for June 20, 2018. He
141 said that this Candia meeting will be the final determination to see if the application is complete, after
142 which Candia will hold their final hearing on the Crowley Woods subdivision.

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144 Mr. Mitchell said that Mr. Adler (not present) has reviewed the plans for Chester several times and his
145 last review letter had minimal issues. Mr. Mitchell requested that the Chester Planning Board consider a
146 continuation of the Public Hearing, and at the next meeting that the Public Hearing is reopened, the
147 Chester Planning Board have the Conditions of Approval ready for the Board to approve the Chester
148 portion of the plans, subject to Candia approving their plans.

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150 Mr. Mitchell said that all the mylar that go to the registry must have a dual signature from both Towns,
151 because there is land in both Towns. He explained that if all the items are taken care of, anything
152 remaining can be handled as a Condition of Approval. Mr. Mitchell said that that will allow Chester to
153 act on their application, subject to Candia approving it.

154

155 Mr. Mitchell noted that the main issue in Candia is the condition of Crowley Road. He said that Candia
156 still must take a "good look" at the road to make sure that everything is adequate with them.

157

158 Mr. Mitchell asked the Board if they would consider having the Conditions of Approval ready for the
159 second meeting in June.

160

161 Mr. Hadik noted that the second meeting in June is June 13. He stated that there are two members of
162 the Board absent tonight, one of whom had a lot of unresolved questions regarding the Crowley Woods'
163 conditions of approval.

164

165 The Board, after some discussion, agreed to use the June 13th meeting to work on the conditions of
166 approval and be ready for the June 27th.

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168 Mr. Weider made a motion for a continuation of the Public Hearing for the subdivision application by
169 the DAR Builders, LLC 305 Massabesic Street, Manchester, NH, 03104, for a 60-lot subdivision of Map 11,
170 Lots 30 and 30 -7 off Crowley Road, Candia, NH, to June 27, 2018; Ms. Richter seconded the motion.
171 Motion approved, 4-0-0.

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173 Vice Chair Sederquest asked for any Public comments at 7:35 pm.

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175 There were no Public comments.

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Mr. Mitchell departed the meeting at 7:35 pm.

Mr. Hadik noted that the Conditional Subdivision Approval Tanglewood Estates draft is eight pages long. He suggested that the Board give a cursory review of the draft tonight.

Mr. Hadik and the Board reviewed the Conditional Subdivision Approval Tanglewood Estates draft.

Mr. Hadik and the Board discussed the proposed three phases of the subdivision. They considered if any and what time limits should be imposed on the length of each building phase.

Mr. Hadik and the Board discussed the timing of Chester’s approval and Candia’s approval and how the timing of each approval would affect the conditions of approval or impact the Town.

Mr. Hadik discussed the open space conservation land deed and easement with the Board.

Mr. Hadik noted that so far the subdivision only has an alteration of terrain permit (AoT) from the State; he added that they have not obtained their site-specific, wetland, or subdivision permits. Mr. Hadik said that they are not going to apply for their subdivision permit until they have approval from both Towns because the permit is a significant expense.

Mr. Weider asked if the Board is going to approve the conditions of approval before they get their subdivision permit to “fill in the blanks at a later date.”

Mr. Hadik said that the plan will not be recorded until they have those permits in place. He explained that they won’t be able to get building permits until they have those permits in place.

Mr. Hadik said that the Board must discuss what the Board’s definition of vesting will be for the phases. He said that they must determine what constitutes the vesting point in each phase. Mr. Hadik said that his opinion is to get in all the drainage, stabilize the site, and build the road up through the binder course.

Ms. Richter asked at what point will they certify. Mr. Hadik said that they have historically recognized them as being vested when the builder builds up through the binder course.

Mr. Hadik and the Board discussed vesting and bonding of the subdivision.

Mr. Weider and the Board discussed the cistern and the cistern warranty. Mr. Weider said that he wants the cistern warranty to begin after the subdivision is completed.

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216 Mr. Hadik read to the Board, "said cistern shall be warrantied as fully functional by the developer until
217 one year after the subdivision is completed."

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219 Mr. Hadik and the Board continued to have an in-depth review of the draft conditions of approval.

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221 Mr. Hadik reiterated that the draft conditions of approval are posted on Dropbox for the Board
222 members to review.

223

224 Mr. Hadik addressed Ms. Theokas and Mr. Canzano; he explained to the Board that they are both
225 interested in possibly being on the Planning Board.

226

227 Mr. Weider suggested closing the meeting to talk with the two guests.

228

229 **Adjournment**

230 Mr. Weider made a motion to adjourn the meeting; Mr. Hume seconded the motion. Motion approved,
231 4-0-0.

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233 Meeting adjourned at 8:28 pm.

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235 Respectfully submitted,

236 C. Molly Qualters

237 Recording Secretary