

2-8-18 These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester
Planning Board Meeting
Thursday, February 8, 2018
Municipal Complex
Approved Minutes**

Members Present

Brian Sullivan, Chairman
Evan Sederquest, Vice Chairman
Elizabeth Richter, Member
Michael Weider, Member

Members Absent

Richard Snyder, Member
Aaron Hume, Alternate Member
Jacob Weider, Alternate Member
Cass Buckley, Ex-Officio

Staff Present:

Andrew Hadik, Planning Coordinator

Others Present at Various Times

Chairman Sullivan called the meeting to order at 6:56 pm.

Meeting Agenda

General Business

- Review and sign invoices and time sheets.
- Review and approve minutes for 12/13/17, 12/20/17, 1/24/18.
- CIP project reviews and scoring.
- Review draft proposed zoning amendments.

7:10 PM – Appointments

None scheduled.

Public Hearings

None scheduled.

Future Meeting Dates:

February 14, 2018 – CPH Crowley Woods Subdivision. Review draft zoning amendments?

February 28, 2018 – PH to adopt CIP.

2-8-18 These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

Review and approve minutes for 12/13/17, 12/20/17, 1/24/18.

Mr. Weider made a motion to accept the December 13, 2017 Planning Board minutes as written; Vice Chair Sederquest seconded the motion. Motion approved, 2-0-2, Mr. Weider and Chairman Sullivan abstained.

Mr. Weider made a motion to accept the December 20, 2017 Planning Board minutes as written; Vice Chair Sederquest seconded the motion. Motion approved, 4-0-0.

The Board discussed the January 24, 2018 minutes. Line 288 was amended from, "There was much discussion about installing a fence across the front of the building..." to "There was much discussion about the installation of a fence, and where the fence would start and end. The original plans had the fence starting at the side of the front door and running across half of the front of the building. The Board agreed that if a fence must be installed in the front of the building it should run across the whole front of the building. The Board said that they would prefer a door be installed on the side of the building versus installing a fence across the front lawn."

Mr. Weider made a motion to accept the January 24, 2018 minutes as amended; Ms. Richter seconded the motion. Motion approved, 4-0-0.

CIP project reviews and scoring.

The Board reviewed and had much discussion about the projects listed on the CIP for each department.

Mr. Hadik noted that he had amended the lists of projects, in the interest of expediting the process, after getting feedback from Board members and some of the Selectmen at the first project review meeting.

The Board discussed each department's proposed CIP projects in detail.

The Board discussed the IT project amounts, however, no changes were made.

The Board discussed repainting Stevens Hall. Mr. Hadik said he would amend the amount because a lower cost estimate had been received. Mr. Weider asked why the whole building was being painted at one time rather than painting a side of the building each year.

The Board reviewed the request for a generator to be shared Library, Stevens Hall and the Post Office. Mr. Weider asked why this is in the CIP as a necessity. He noted that the Library, Post Office and Stevens Hall are not necessary to be open during power outages. Much discussion was had by the Board about various aspects of a generator. Mr. Weider said that the generator is not a necessity but is a wish. The Board agreed to remove the generator from the CIP.

The Board discussed the F-150 type utility vehicle with plow. Mr. Weider noted F-150s are not set up for plowing, and questioned, due to the scheduling if the current F-150 could not be replaced at that time

2-8-18 These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

with a hand-me-down vehicle from the PD or FD. The Board agreed to remove the F-150 type utility vehicle with plow from the CIP.

The Board discussed the Transfer Station project for two new south side doors, wiring and openers (\$6,770). The Board agreed that the CIP is a planning tool; they said that the CIP should not have new things put in that need to be funded that same year. Mr. Hadik did not agree. Mr. Weider said this project should be put into the budget under maintenance. Mr. Hadik will remove this from the CIP.

The Board reviewed the need for a new smaller compactor for the Transfer Station (to be used along with the existing compactor). The project was left in unchanged.

The Board reviewed the Library patio area. Mr. Weider said that the Library only serves a small part of the Town population and that the patio area is not a necessity for the Town. The rest of the Board disagreed, and the project was left in unchanged.

The Board reviewed the Police Department CIP projects. Mr. Weider questioned where \$14K in grant funding is coming. Mr. Hadik will contact Chief Berube for the information. The projects were left unchanged.

The Board reviewed the Fire Department CIP projects. They had discussion about the availability of grants and whether certain items on the list could be purchased over several years instead of purchasing things all at once.

The Board discussed the Fire Department septic system. Mr. hadik advised the possibility of replacing the troublesome waste pipe with an insulated pipe (rather than replacing the whole system) is currently under review.

Mr. Weider asked about the Fire Department replacement of Fire Engine Two, why it needs to be replaced and why it needs to be replaced in that specific year. Mr. Hadik was asked to inquire with the Fire Department if it could be scheduled farther out.

The Board reviewed the CIP for the Recreation Department. After much discussion, the Board agreed to remove the Recreation projects #10, #11, #13, #14, #15, and #16 from the CIP. The Board felt these projects were more wishes than needs for the Town.

Mr. Weider made a motion to remove the numbered Recreation projects, as noted previously, from the CIP; Vice Chair Sederquest seconded the motion. Motion approved, 4-0-0.

The Board reviewed the Highway Department CIP. The Board reviewed buying a new F-550 truck for snowplowing. Mr. Weider argued against the truck and the Board concurred. The truck will be removed from the CIP.

Review draft proposed zoning amendments.

The Board discussed the proposed zoning amendments for the following articles:

Article 2.21 – Zoning Ordinance – Definitions,

Article 4- Zoning Ordinance – General Zoning Provisions,

2-8-18 These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

135 Article 4.4 – Signs,
136 Article 4.5.2 – Zoning Ordinance – Parking Lot Requirements,
137 Article 4.6 – Zoning Ordinance – Manufactured Housing and Travel Trailers,
138 Article 5.5 – Zoning Ordinance – Limited Commercial/Light Industrial Zone (C2),
139 Article 6 – Zoning Ordinance – Open Space Subdivisions, Accessory Dwelling Units, and
140 Article 9 – Accessory Dwelling Units.

141
142 The Board proposed a few minor wording changes, and decided to table the discussion of Article 4.4 –
143 Signs until the next meeting.

144
145 **Adjournment**

146
147 Mr. Weider made a motion to adjourn the meeting; Ms. Richter seconded the motion. Motion
148 approved, 4-0-0.

149
150 Meeting adjourned at 8:56 pm.

151
152 Respectfully submitted,

153
154 C. Molly Qualters

155
156 Recording Secretary