

1-12-22: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester
Planning Board Meeting
Wednesday, January 12, 2022
Approved Minutes**

(The meetings are broadcast live on Channel 20, and available on the Town's cable TV streaming service - go to <http://www.vod.chesterctv.com> and click "Watch Now". If you would like to participate via the Zoom teleconferencing utility, please go to <https://zoom.us/j/92697843243>, or you may participate via telephone - dial 301-715-8592; the meeting ID is 926 9784 3243.)

Members & Staff Present:

Evan Sederquest, Vice Chairman
Richard Snyder, Member
Mike Weider, Member
Elizabeth Richter, Member
Selectman Chuck Myette, Liaison
Andrew Hadik, Town Planner

Members & Staff Absent:

Brian Sullivan, Chairman

Guests and Members of the Public Present:

Timothy Peloquin, Owner, Promised Land Surveying
Nick MacLean
Chester PACT

Meeting Agenda

7:00 PM – General Business

1. Review & approve invoices, sign documents etc.
2. Review & approve the minutes for the 1/5/22 PB meeting.
3. Review & discuss draft zoning amendment for Educational Institutions.
4. Status update on the review of the Garabedian gravel pit SPR.
5. Review draft of the PB's Annual Report.

7:15 PM – Appointments

None scheduled

7:30 PM – Public Hearings

1. Application by the MacLean Family Revocable Trust of 2018 (Owner), 82 Pulpit Rock Road (Map 2 Lot 82,) for an extension of the original conditional approval for a 2-Lot Subdivision at the end of Pulpit Rock Road in Chester, NH.

Non-Public Meetings

None scheduled

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Meeting Minutes

Vice Chairman Sederquest called the meeting to order at 7:04 PM.

7:00 PM – General Business

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

The Board approved Mr. Hadik's time sheet.

2. Review & approve the minutes for the 1/5/22 PB meeting.

Mr. Weider moved to approve the minutes for the January 5, 2022 meeting as written. Ms. Richter seconded the motion. A vote was taken. All were in favor. The motion passed 5-0-0.

3. Review & discuss draft zoning amendment for Educational Institutions.

The Board reviewed the revised definition of Educational Institutions as submitted by Attorney Bennett and agreed it is clear and understandable.

Mr. Weider moved to take the zoning amendment regarding Educational Institutions to a public hearing on January 26, 2022. Mr. Snyder seconded the motion. A vote was taken. All were in favor. The motion passed 5-0-0.

4. Garabedian gravel pit

Mr. Hadik said he received a review letter from Jeff Adler of the most recent plans submitted, noting that the SWPPP plan and an AOT permit, which will require groundwater runoff management, were still needed. Mr. Hadik has now received the SWPPP plan and will review it, and then contact the lead engineer. Mr. Weider requested that a copy of the AOT be shared with the Board.

5. Review draft of the PB's Annual Report.

Mr. Hadik continues to finalize the Annual Report. The Board reviewed the current draft and offered suggested changes. Mr. Hadik will send the Board the final draft before it is submitted.

7:15 PM – Appointments

None scheduled

7:30 PM – Public Hearings

1. Application by the MacLean Family Revocable Trust of 2018 (Owner), 82 Pulpit Rock Road (Map 2 Lot 82,) for an extension of the original conditional approval for a 2-Lot Subdivision at the end of Pulpit Rock Road in Chester, NH.

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Mr. Hadik said the Board has seen this application in the past and nothing has changed. The Board has already approved it before. This application is just for an extension of the original approval.

Mr. Snyder moved to open the public hearing for the application by the MacLean Family Revocable Trust for an extension of the original conditional approval for a 2-Lot Subdivision at the end of Pulpit Rock Road in Chester, NH. Mr. Weider seconded the motion. A vote was taken. All were in favor. The motion passed 5-0-0.

Mr. Peloquin presented an overview of the plan for the subdivision. Since the original approval, the lot monuments have been installed for the new lot, and are now noted on the plan. The conditions of approval have been updated to incorporate the new subdivision requirements.

Mr. Snyder moved to close the public hearing and open deliberation. Ms. Richter seconded the motion. A vote was taken. All were in favor. The motion passed 5-0-0.

Mr. Weider moved to approve the extension. Ms. Richter seconded the motion. A vote was taken. All were in favor except Mr. Snyder, who abstained as he voted as a member of the ZBA. The motion passed 4-0-1.

Non-Public Meetings

None scheduled

Future Meeting Dates

- January 26 – PH One Zoning Amendment
- February 2 – Rand SUB CD,
- February 9 –
- February 23 -

Ms. Richter moved to adjourn the meeting. Mr. Snyder seconded the motion. A vote was taken. All were in favor. The motion passed 5-0-0.

The meeting was adjourned at 7:30 PM.

Respectfully submitted,
Beth Hanggeli, Recording Secretary