

2-9-22: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester
Planning Board Meeting
Wednesday, February 9, 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".

Members & Staff Present:

Brian Sullivan, Chairman
Evan Sederquest, Vice Chairman
Elizabeth Richter, Member
Selectman Chuck Myette, Liaison
Andrew Hadik, Town Planner

Members & Staff Absent:

Richard Snyder, Member
Mike Weider, Member

Guests and Members of the Public Present:

David Rand, Homeowner
James Franklin, Franklin Associates
Chester PACT

Meeting Agenda

7:00 PM – General Business

1. Review & approve invoices, sign documents etc.
2. Review & approve the minutes for the 1/26/22 PB meeting.
3. Application for the Colby Farm 11-lot subdivision.

7:15 PM – Appointments

1. Conceptual review of a 1-lot subdivision off M&L 5-40 at the intersection of Rte. 102 & Ledge Road.

7:30 PM – Public Hearings

None scheduled

Non-Public Sessions

None scheduled

Meeting Minutes

Chairman Sullivan called the meeting to order at 7:00 PM.

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7:00 PM – GENERAL BUSINESS

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

Documents and invoices were reviewed and signed.

2. Review & approve the minutes for the 1/26/22 PB meeting.

Ms. Richter moved to approve the minutes for the January 26, 2022 meeting as written. Vice Chairman Sederquest seconded the motion. A vote was taken. All were in favor. The motion passed 4-0-0.

1. Application for the Colby Farm 11-lot subdivision.

Mr. Hadik reviewed the history of this subdivision. The project owner is Dana Redmond of Lifestyle Homes. The Board has already done a conceptual review of the project with the applicant. As a result of the Board's feedback, the layout of the cul-de-sac was changed from a "Lollypop" to an "Offset P" layout, and some of the lot lines were adjusted to exclude wetlands.

This project consists of two parent lots, and the Board questioned if the two lots will be merged and then re-subdivided as part of the subdivision process. Mr. Hadik noted the lot for the original house has a driveway out onto Rte. 121. There was discussion that if the original house was to be demolished, then the driveway for the new house ideally should be relocated to exit onto the proposed cul-de-sac. The Board noted that the intent to retain or replace the original house should be stated by the applicant (*and noted on the plan*).

Mr. Hadik advised the plan has not yet been submitted to DuBois & King for review. He said he just been contacted by the applicant's engineer, and they discussed the review contract and retainer fee process.

7:15 PM – Appointments

1. Conceptual review of a 1-lot subdivision off M&L 5-40 at the intersection of Rte. 102 & Ledge Road.

Mr. James Franklin of Franklin Associates presented the plan for a one-lot subdivision at the intersection of Route 102 and Ledge Road. Mr. David Rand proposes to separate a 2.2-acre parcel from his land. There are no wetlands on the lot, though there are on the abutting parcel. Mr. Franklin said they will request to have the engineering review fee waived as no engineering will need to be done. They will apply for state subdivision approval and driveway cut from the NHDOT.

Mr. Hadik noted the scale legend on the plan needs to be corrected. He asked regarding the frontage of the new lot, which Mr. Franklin said it is about 450 feet. Chairman Sullivan asked if there were any other waiver requests and Mr. Franklin said no.

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Mr. Hadik pointed out that engineering reviews look at runoff mitigation, and that there are drainage problems in Town. As development occurs, the cumulative effect of storm events worsens, adversely affecting the Town's infrastructure. He noted that the Board has required single-lot developments to include runoff mitigation, which are approved by the Town's engineer.

Mr. Rand stated that his lot is dry, well-drained, and level and does not believe he should have to incur the cost of an engineering review due to issues caused by previous developments. Mr. Hadik explained this is an issue that has become more apparent over time because of the cumulative impact, and the Board has required mitigation for some time now. Chairman Sullivan explained the theory behind the requirement, that every house built adds to the drainage and runoff problems in the Town. Mr. Rand apologized and said he did not mean to be confrontational.

Selectman Myette asked about specific abutter details on the plans, which appeared to be incorrect. Mr. Franklin noted the plans were drawn up in November and need to be updated.

Mr. Franklin asked if the Town has regulations for drainage design and construction. Mr. Hadik explained that the Town has requirements in the regulations for site plans and subdivisions. Individuals proposing to build sometimes will have infiltration tests performed, and discuss proposed mitigation designs with the Town engineer, Mr. Jeff Adler at DuBois & King, to agree on an easily maintainable runoff mitigation structure.

Mr. Franklin asked if the Board believed the requested waiver from engineering review would not be likely to be approved if requested and the Board answered in the affirmative.

The Board reviewed the procedure and the timeline to submit the plans to Mr. Adler and to the Board. Mr. Franklin thanked the Board for their time.

7:30 PM – Public Hearings - None scheduled

Non-Public Meetings - None scheduled

Future Meeting Dates

- *February 23 - Scott / Gawrys Firewood Processing SPR*

Ms. Richter moved to adjourn the meeting. Vice Chairman Sederquest seconded the motion. A vote was taken. All were in favor. The motion passed 6-0-0.

The meeting was adjourned at 8:00 PM.

Respectfully submitted,

Beth Hanggeli

Recording Secretary