

3-23-22: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester  
Planning Board Meeting  
Wednesday, March 23, 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  
Richard Snyder, Member  
Selectman Chuck Myette, Liaison  
Andrew Hadik, Town Planner

**Members & Staff Absent:**

Mike Weider, Member

**Guests and Members of the Public Present:**

Erwan De Beckers  
Erika De Beckers  
Dan Koravos, PE, DK Engineering LLC  
Chester PACT

**Meeting Agenda**

**7:00 PM – General Business**

1. Review & approve invoices, sign documents etc.
2. Review & approve the minutes for the 2/23/22 PB meeting.
3. Updated Town Zoning Ordinance distributed and posted online.
4. Recreation impact fee release request.
5. Review & approve bond reduction for Cedar View Estates.
6. Colby Farm Subdivision road name.
7. 2022 CEDS project update form for Halls Village Road Reconstruction grant.
8. Legal services rate increases.
9. Discuss NH Land Use Regulations book orders.
10. Home Businesses & Home Occupations in ADUs.

**7:15 PM – Appointments - None scheduled.**

**7:30 PM – Public Hearings**

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1. Site Plan Review application of Erika and Erwan De Beckers (owners) for a commercial veterinary practice (Ark Animal Homecare, PLLC) on the property located at 10 Edwards Mill Road / 206 Raymond Road (Map 5 Lot 45) in Chester, NH.

**Non-Public Sessions** - None scheduled.

## **Meeting Minutes**

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

### **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 2/23/22 PB meeting.**

*Vice Chairman Sederquest moved to approve the minutes for the February 23, 2022 meeting as written. Ms. Richter seconded the motion. A vote was taken. All were in favor except Mr. Snyder, who abstained. The motion passed 4-0-1.*

#### **3. Updated Town Zoning Ordinance distributed and posted online.**

Mr. Hadik said the Town zoning ordinance has been updated and electronically distributed, as well as being posted on the PB's website.

#### **4. Recreation impact fee release request.**

Mr. Hadik reported that Recreation has requested a release of impact fees in the amount of \$31,250. This amount is for half of the Wason Pond causeway bridge engineering costs; the Chester Conservation Commission is contributing the funds for the other half of the cost.

*Mr. Snyder moved to release impact fees to Recreation in the amount of \$31,250 for the Wason Pond causeway bridge engineering costs dated March 18, 2022. Ms. Richter seconded the motion. A vote was taken. All were in favor except Selectman Myette, who abstained. The motion passed 4-0-1.*

#### **5. Review & approve bond reduction for Cedar View Estates.**

Mr. Hadik said the Bensons submitted a reduction request for the construction bond. Mark Goodrich of DuBois & King conducted a site visit and made a calculation for a bond estimate to reduce the bond to \$24,375.

Mr. Hadik reported there are site visits scheduled Friday at Wilcombs Way and Cedar View Estates. There is possibly a runoff issue where Hemlock Lane (Cedar View Estates) meets Route 102.

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***Mr. Snyder moved to reduce the bond for Cedar View Estates to the amount of \$24,375 per letter from DuBois & King dated March 10, 2022. Vice Chairman Sederquest seconded the motion. A vote was taken. All were in favor. The motion passed 5-0-0.***

**6. Colby Farm Subdivision road name.**

Mr. Hadik reported the developer for the Colby Farm subdivision, Dana Redmond, has asked to name the road "Colby Farm Road", after Benaiah Colby, the original property owner who settled there in 1729. Jean Methot, Chester resident and member of the Historical Society, has verified the history of this property. Mr. Hadik asked the Board if the Road Naming Advisory Committee should be reconstituted, but Ms. Richter stated it is a Board of Selectmen-appointed committee. She believes the Planning Board, or the Board of Selectmen can fulfill the same role without reconstituting the Advisory Committee. Mr. Hadik has already reviewed the proposed name with the appropriate departments, including Fire, Police, and Building, and there were no objections to the name. The Board did not disagree either.

**7. 2022 CEDS project update form for Halls Village Road Reconstruction grant.**

Mr. Hadik reported that he was required to update the Halls Village Road Reconstruction Project grant application for REDC. There are two significant culverts that are at capacity. They need to be upsized and upgraded to natural bottom box culverts to meet the new environmental and climate resiliency requirements, which increase the total cost of the project to \$1,907,000. He is hopeful the US Economic Development Administration (EDA) will provide grant funds to cover the expense of this project.

He will also submit an application to REDC for a different US EDA grant to cover the cost of rebuilding the Wason Pond causeway bridge.

Selectman Myette pointed out there is another grant opportunity (*NH State Parks 50/50 Funding for acquisition and development of public outdoor recreation areas*) that would be suitable to help defray the construction costs for the bridge and should also be applied for.

**8. Legal services rate increases.**

Mr. Hadik reminded that in 2020 the Board was notified by Wadleigh, Starr & Peters that the Town had not been billed for over a decade for any rate increases for legal services. So, the Board then approved new rate increases. Now apparently those 2020 rates are being increased again to match current rates.

**9. Discuss NH Land Use Regulations book orders.**

Mr. Hadik passed out the new NH Land Use Regulation books. The Board agreed they should discontinue ordering these books, as the information is available online and doing this will reduce costs.

**10. Home Businesses & Home Occupations in ADUs.**

Mr. Hadik reported that Building Inspector Bunker has asked if the Board has considered whether it is appropriate for home businesses and home occupations to be allowed in accessory dwelling units (ADUs). After much discussion, the Board decided that there is no need for regulations to prohibit this.

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If there is an immediate concern, then the Board should be notified. The Board also noted the same review processes are required to identify and/or prevent issues before these permits are approved.

#### **7:15 PM – Public Hearings**

##### **1. Site Plan Review application of Erika and Erwan De Beckers (owners) for a commercial veterinary practice (Ark Animal Homecare, PLLC) on the property located at 10 Edwards Mill Road / 206 Raymond Road (Map 5 Lot 45) in Chester, NH.**

Mr. Hadik has reviewed the application and it is complete and ready for acceptance.

***Mr. Snyder moved to accept the application and open the public hearing for the SPR of Erika and Erwan De Beckers. Vice Chairman Sederquest seconded the motion. A vote was taken. All were in favor. The motion passed 5-0-0.***

Engineer Dan Koravos reviewed the plans for the proposed changes to the existing property, including a new entrance, widening the driveway, and improving the parking lot and accessibility access. The septic system will be replaced, including the leach field. Variances granted by the ZBA were reviewed by the Board. The appropriate permit requests will be submitted to the DES, the NHDOT, and the Town. Selectman Myette expressed concern regarding the increase in runoff. Mr. Hadik asked if the applicants would consider discontinuing the second driveway out to Rte. 102, however, they objected to this.

Mr. Hadik reviewed the changes to the conditions of approval, including maximum number of employees, hours of operation, no overnight boarding of animals, and maximum number of vehicles allowed onsite.

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

***Mr. Snyder moved to approve the site plan for Erika and Erwan De Beckers, 10 Edwards Mill Road, with conditions as amended. Ms. Richter seconded the motion. A vote was taken. All were in favor. The motion passed 5-0-0.***

#### **Future Meeting Dates**

- April 6 –
- April 13 – Eversource CUP
- April 27 -

***Ms. Richter moved to adjourn the meeting. Vice Chairman Sederquest seconded the motion. A vote was taken. All were in favor. The motion passed 5-0-0.***

The meeting was adjourned at 8:34 PM.

Respectfully submitted,  
Beth Hanggeli, Recording Secretary