

4-13-22: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester  
Planning Board Meeting  
Wednesday, April 13, 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  
Richard Snyder, Member  
Mike Weider, Member  
Elizabeth Richter, Member (joined at 7:03 PM)  
Selectman Chuck Myette, Liaison (joined at 7:06 PM)  
Andrew Hadik, Town Planner

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

Chester PACT  
Michael Oleson, Town Road Agent

**Meeting Agenda**

**7:00 PM – General Business**

1. Review & approve invoices, sign documents etc.
2. Review & approve the minutes for the 4/6/22 PB meeting.
3. Bond reduction for Wilcomb's Way subdivision.
4. Wason Pond CEDS Grant Application (*with question*)
5. Chester Rod & Gun Club site plan review question.
6. Home Business question.
7. Discuss Emerson Road Extension subdivision conservation easement.

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

**7:30 PM – Public Hearings**

*Note: Postponement requested until April 27<sup>th</sup>.*

1. Conditional Use Permit application by Eversource Energy (PSNH) for replacement of select utility poles on transmission lines 373 & 391 in Chester. The structures require replacement due to age and weathering so the transmission lines can continue to function safely and reliably. This work will require temporary impacts to wetlands.

**Non-Public Sessions - RSA 91 A:3, II (c) Reputation.**

**Meeting Minutes**

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

#### **7:00 PM – GENERAL BUSINESS**

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

There were no invoices to approve.

##### **2. Review & approve the minutes for the 4/6/22 PB meeting.**

*Mr. Weider moved to approve the minutes for the April 6, 2022 meeting as written. Vice Chairman Sederquest seconded the motion. A vote was taken. All were in favor except Mr. Snyder, who abstained. The motion passed 3-0-1.*

##### **3. Bond reduction for Wilcomb's Way subdivision.**

A bond reduction has been requested by the developer. Mr. Hadik reported the cash bond amount currently being held is approximately \$37,000. He is in receipt of a revised bond estimate letter dated April 11, 2022 from Mark Goodrich of DuBois & King recommending a reduction to \$31,500 based on the site walk that was done by Mr. Goodrich, Mr. Hadik and Mr. Oleson.

*Mr. Weider moved to reduce the bond estimate for Wilcomb's Way subdivision, Map 6, Lot 12 from \$37,000 to \$31,500. Mr. Snyder seconded the motion. A vote was taken. All were in favor. The motion passed 5-0-0.*

##### **4. Wason Pond CEDS Grant Application (with question)**

Mr. Hadik advised that he has submitted an application to REDC for a US EDA grant to cover the replacement of the Wason Pond causeway bridge. It will be presented on May 4th to REDC's Review Committee; Mr. Hadik will attend the presentation. It is a 100% grant, although Mr. Hadik noted the Town is covering the cost of the engineering. He requested Selectman Myette review the application and possibly provide feedback to help improve future grant applications.

Mr. Hadik asked Selectman Myette if it was OK to contact Mr. Richard Tetreault at DuBois & King and request him to initiate the engineering design process for the project. Selectman Myette agreed it OK to do so.

##### **5. Chester Rod & Gun Club site plan review question.**

The Board members reviewed a map of the Chester Rod & Gun Club. During last year's site plan review, the Board approved the construction of a 30' x 50' storage building to be located in the parking lot by the clubhouse.

The Club has contacted the Building Inspector and requested permission to relocate the proposed location of the storage building. The new location would be near the center of the flat area in the

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former gravel pit [*approximately 1,500 feet away*]. This is a substantive change, and the Building Inspector would like to know if they need to reapply to the PB to amend the approved plan.

The Board discussed the proposed change. The Board agreed that while there does not appear to be any issue with moving the structure, for full disclosure and to allow abutters the opportunity to weigh in, the Club should return to obtain approval to amend their approved site plan.

## **6. Home Business question.**

Mr. Hadik discussed a denial that was issued for a home occupation permit for an asphalt maintenance company at a property which already has a home business. The equipment for the home occupation will have the business name and info marked on the sides. The reason for the denial was that there can be no external evidence of the home occupation except a permitted sign. The Board briefly discussed the difference between lettering on a personal vehicle versus company equipment, and a home occupation versus a home business, and agreed that this is an issue for the ZBA to resolve.

## **Public Hearings**

Mr. Hadik relayed he received a written request to postpone the public hearing until April 27th.

***Mr. Snyder moved to grant the request to postpone the public hearing for a Conditional Use Permit application by Eversource Energy until April 27, 2022. Vice Chairman Sederquest seconded the motion. A vote was taken. All were in favor. The motion passed 5-0-0.***

## **Non-Public Meetings**

A non-public hearing was scheduled under RSA 91 A:3, II(c) Matters which, if discussed in public, would likely affect adversely the reputation of any person other than a member of this Board.

***Chairman Sullivan asked for a motion to go into non-public session under RSA 91-A:3, II (c) Reputation. Mr. Weider made the motion and Mr. Snyder seconded the motion. A roll call vote was taken. Sederquest – aye, Myette – aye, Richter – aye, Snyder – aye, Wieder – aye, Sullivan- aye. The motion passed 6-0-0.***

The Planning Board went into non-public session at 7:12 pm.

The Planning Board came out of non-public session at ~8:52 pm.

***Mr. Snyder moved to come out of non-public. Mr. Weider seconded the motion. A roll call vote was taken. Sederquest – aye, Richter – aye, Snyder – aye, Myette – aye, Weider – aye, Sullivan- aye. The motion passed 6-0-0.***

***Mr. Snyder moved to seal the minutes of the non-public session until such time the Board determines that release of the minutes will not render the proposed action ineffective. Mr. Weider seconded the motion. A roll call vote was taken. Sederquest – aye, Richter – aye, Snyder – aye, Myette – aye, Weider – aye, Sullivan- aye. The motion passed 6-0-0.***

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**7. Discuss Emerson Road Extension subdivision conservation easement.**

Mr. Hadik reported that in answer to questions asked by the Board last week, he had the following information: This subdivision consists of five lots: four single-family home lots and an open space lot. Lot 5-80-6 is the Open Space lot. Regarding property taxes (per Jean Packard in Assessing): "The value of open space is typically built into the individual units. Not as a separate line item, but as a feature that increases the value of the home. It is kept coded as in Current Use." There is also a 14-page deed that grants a conservation easement to the Town that was drafted in 2008, however, it was never signed by anyone or recorded.

The PB's counsel has reviewed the conditions of approval, plans and deeds. He relayed that in the recorded documents the developer recognized his obligation to grant the Town an easement. Hopefully this is enough to convince his heirs to quit-claim the remaining 50% of Lot 80-6 to Lots 80-11 and 80-12. The owners of the four lots would then be contacted to grant the Town the easement.

The Conservation Commission is interested in resolving this issue. They would like the easement recorded so they can begin to monitor the easement area. Selectman Myette asked if all four property owners are paying taxes, even though it is only noted on two of the deeds. Mr. Weider pointed out the Assessing Office most likely treats all lots the same regardless of the deed notations. The Board agreed this will be an issue that will require further actions.

**Future Meeting Dates**

- April 27 – Eversource CUP

***Ms. Richter moved to adjourn the meeting. Mr. Snyder seconded the motion. A vote was taken. All were in favor. The motion passed 6-0-0.***

The meeting was adjourned at ~9:00 PM.

Respectfully submitted,  
Beth Hanggeli, Recording Secretary