

5-11-22: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester
Planning Board Meeting
Wednesday, May 11, 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 7:05 PM)
Selectman Chuck Myette, Liaison
Andrew Hadik, Town Planner

Members & Staff Absent:

Guests and Members of the Public Present:

Chester PACT

Meeting Agenda

7:00 PM – General Business

1. Review & approve invoices, sign documents etc.
2. Review & approve the minutes for the 4/27/22 PB meeting.
3. Update on last week's Wason Pond REDC grant application presentation.
4. Discuss wording of the "engineered plan" requirement for small building envelope lots.
5. Update on Phase IV of the Southwoods subdivision.

7:15 PM – Public Hearings

None scheduled

7:30 PM – Appointments

David Haddad, Owner of DJ Construction – Conceptual discussion about extension of subdivision approval of Southwoods Phase IV and the size of the units.

Non-Public Sessions

1. RSA 91-A:3, II (e) Consideration or negotiation of pending claims or litigation which has been threatened in writing or filed by or against this Board.
2. 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.

5-11-22: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

Meeting Minutes

Vice Chairman Sederquest 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 4/27/22 PB meeting.

Mr. Weider moved to approve the minutes for the April 27, 2022 meeting as written. Vice Chairman Sederquest seconded the motion. A vote was taken. All were in favor except Chairman Sullivan, who abstained. The motion passed 4-0-1.

3. Update on last week's Wason Pond REDC grant application presentation.

Mr. Hadik attended the Regional Economic Development Council (REDC) Spring meeting and presented the grant application for the Wason Pond replacement bridge. The Council voted unanimously for the project to be accepted and added to their short-term priority list. The request was for \$419,000 to cover the cost of the construction. The REDC was told the Town has already budgeted for the engineering costs. REDC members said that once the project is "shovel ready", it is more likely the grant funding will be approved. The property is considered to be the crown jewel of Chester's recreation properties, so it is highly valued.

Mr. Hadik spoke with someone who indicated there may be a surplus of FEMA funds coming to New Hampshire and this project might qualify for those funds. Selectman Myette pointed out that FEMA inspected the site and the event occurred out of the timeframe required to qualify for FEMA funds related to a specific weather event.

Mr. Hadik asked if pictures of the damage to the original bridge exist, and Selectman Myette said he believes there are some. Mr. Hadik also asked about a design for the proposed structure and Selectman Myette said that exists as well. Mr. Hadik will follow up on this.

Regarding the Halls Village Road project, Mr. Hadik was given the impression that a project such as this is less likely to receive USDA funding. However, it was approved and has been put on the long-term project list, which can be used to pursue other grants. It is more of an infrastructure project than an economic development project.

4. Discuss wording of the "engineered plan" requirement for small building envelope lots.

The Board had approved a small subdivision on Route 102. Due to some lots having small building envelopes, the conditions of approval required "fully engineered septic designs" for three of the lots. A builder submitted a septic design for one of the lots, however, it did not have a professional engineer

5-11-22: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

(PE) stamp, so was not accepted. The concerned party subsequently had the plan stamped, but his representative will be meeting with the Board to discuss what they consider as unclear language of the requirement. Mr. Snyder suggested adding terminology to future conditions of approval regarding requiring a "professional engineering stamp on the fully engineered plan" and the Board agreed.

5. Update on Phase IV of the Southwoods subdivision.

Mr. Hadik reported that Phase IV of the Southwoods subdivision is for sale for \$1 million. Much of this phase's infrastructure is now in place, but 20 duplex units remain to be built. Mr. David Haddad was awarded the bid. Two one-year extensions for Phase IV have already been granted by the Board since the initial approval in 2019. The current extension expires on June 26, 2022. Given the amount of money invested and that they have achieved substantial completion, the Board agreed they are likely to renew the approval once the request is received. However, Mr. Hadik has cautioned Mr. Haddad that the bond estimates are three years old, and these estimates will need to be updated before the approval is renewed. There could be an issue having this completed by June 26th.

Mr. Haddad also asked if he would be limited to constructing only two-bedroom units. Mr. Hadik responded that the density was calculated with that consideration, so he would have to return to the Board to increase the number of bedrooms in each unit. Mr. Haddad also asked if there was a limit on the size of the units and Mr. Hadik responded that there should be, as the design of the storm water management system takes into account the total amount of impervious surface. Mr. Haddad was advised he needed to return to the Board if he wished to increase the size of the units.

The Board discussed who will be required to pay DuBois & King for the updated bond estimates, and for a review of the drainage calculations and give the Board the unit square-footage limitations. The Board agreed the entity that wants to extend the date or make the change will incur the expense. If this is not completed by June 26th, the Board could vote to extend but not change the conditions, and the changes would require a public hearing.

7:15 PM – Public Hearings - None scheduled

7:30 PM – Appointments

David Haddad, Owner of DJ Construction – Conceptual discussion about extension of subdivision approval of Southwoods Phase IV and the size of the units.

Mr. Haddad did not attend the meeting.

Non-Public Meetings

1. A non-public hearing was scheduled under RSA 91-A:3, II (e) Consideration or negotiation of pending claims or litigation which has been threatened in writing or filed by or against this Board.
2. 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.

5-11-22: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

Mr. Weider made a motion to go into two non-public sessions under RSA 91-A:3, II (e) Consideration or negotiation of pending claims or litigation which has been threatened in writing or filed by or against this Board and 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. Vice Chairman Sederquest seconded the motion. A roll call vote was taken. Sederquest – aye, Myette – aye, Richter – aye, Snyder – aye, Weider – aye, Sullivan – aye. The motion passed 6-0-0.

The Planning Board went into non-public session at 7:38 pm.

Chairman Sullivan left the meeting at 7:40 pm due to a work emergency.

The Planning Board came out of non-public session at ~8:10 pm.

Mr. Weider moved to come out of non-public. Ms. Richter seconded the motion. A roll call vote was taken. Sederquest – aye, Richter – aye, Snyder – aye, Myette – aye, Weider – aye. The motion passed 5-0-0.

Mr. Weider moved to seal the minutes of the first non-public session until such time the Board determines that release of the minutes will not render the proposed action ineffective. Ms. Richter seconded the motion. A roll call vote was taken. Sederquest – aye, Richter – aye, Snyder – aye, Myette – aye, Weider – aye. The motion passed 5-0-0.

Mr. Weider moved to seal the minutes of the second non-public session until such time the Board determines that release of the minutes will not render the proposed action ineffective. Ms. Richter seconded the motion. A roll call vote was taken. Sederquest – aye, Richter – aye, Snyder – aye, Myette – aye, Weider – aye. The motion passed 5-0-0.

Future Meeting Dates

- May 25 –
- June 1 –

A motion was made and seconded to adjourn the meeting. A vote was taken. All were in favor. The motion passed 5-0-0.

The meeting was adjourned.

Respectfully submitted,
Beth Hanggeli, Recording Secretary