

6-8-22: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester
Planning Board Meeting
Wednesday, June 8, 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
Selectman Chuck Myette, Liaison
Andrew Hadik, Town Planner

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 6/1/22 PB meeting.
3. Discuss releasing the remaining surety for the Jenkins Farm subdivision.
4. Discuss releasing the remaining surety for the Wilcombs Way subdivision.
5. Discuss releasing the remaining surety for the Hemlock Lane subdivision.
6. Southwoods Subdivision - Extension request for conditions of approval of Phase IV.
7. Interviews for part-time Planning Board Clerk position.

7:15 PM – Public Hearings

None scheduled

7:15 PM – Appointments

Discussion with Mr. David Haddad, Owner of DJ Construction, about the bonding of the Southwoods Subdivision.

Non-Public Sessions

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.

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.

Documents and invoices were reviewed and signed.

2. Review & approve the minutes for the 6/1/22 PB meeting.

Mr. Weider moved to approve the minutes for the June 1, 2022 meeting as written. Mr. Snyder seconded the motion. A vote was taken. All were in favor except Ms. Richter and Mr. Weider, who abstained. The motion passed 4-0-2.

3. Discuss releasing the remaining surety for the Jenkins Farm subdivision.

A cash surety of \$25,030.19 is being held for the Jenkins Farm subdivision. Mr. Hadik reported that the developer has met every condition with the exception of providing proof of having paid their outstanding engineering fees by July 1. The deed for the right-of-way has been signed off and notarized by the owner. The next step is for the Selectman to sign the deed and have it recorded. Road Agent Mike Oleson has toured the subdivision and is in favor of accepting the road.

Mr. Weider made a motion to release the remaining cash surety for the Jenkins Farm subdivision, which is \$25,000 plus accrued interest, conditioned upon approval by the Board of Selectmen at tomorrow's road acceptance hearing. Vice Chairman Sederquest seconded the motion. A vote was taken. All were in favor. The motion passed 6-0-0.

4. Discuss releasing the remaining surety for the Wilcombs Way subdivision.

A cash surety of \$36,992.61 is being held for the Wilcombs Way subdivision. Mr. Hadik reported that the developer has met every condition with the exception of providing proof of having paid their outstanding engineering fees by July 1. The deed for the right-of-way has been signed off and notarized by the owner. The next step is for the Selectman to sign the deed and have it recorded. Road Agent Mike Oleson has toured the subdivision and is in favor of accepting the road.

Mr. Weider made a motion to release the remaining cash surety for the Wilcombs Way subdivision, which is \$36,992.61 plus accrued interest, conditioned upon approval by the Board of Selectmen at tomorrow's road acceptance hearing. Vice Chairman Sederquest seconded the motion. A vote was taken. All were in favor. The motion passed 6-0-0.

5. Discuss releasing the remaining surety for the Hemlock Lane subdivision.

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A letter of credit (LOC) is being held for the Hemlock Lane subdivision. Mr. Hadik reported that the developer has met every condition with the exception of providing proof of having paid their outstanding engineering fees by July 1. The owner has been given instructions to come to the Town Offices and sign the deed in front of a notary (Town Administrator Debra Doda). The next step is for the Selectman to sign the deed and have it recorded. Road Agent Mike Oleson has toured the subdivision and is in favor of accepting the road. Mr. Hadik noted these developers have been very accommodating by agreeing to several field changes requested by the Planning Board and Road Agent that were not on the original plans.

Mr. Weider made a motion to release the letter of credit for the Hemlock Lane subdivision, conditioned upon approval by the Board of Selectmen at tomorrow's road acceptance hearing. Vice Chairman Sederquest seconded the motion. A vote was taken. All were in favor. The motion passed 6-0-0.

6. Southwoods Subdivision - Extension request for conditions of approval of Phase IV.

Mr. Hadik notified the Board that, at the June 22 meeting, a request will be presented for another one-year extension of the conditions of approval for Phase IV of the Southwoods subdivision due to a recent change in ownership.

7. Interviews for part-time Planning Board Clerk position.

Mr. Hadik notified the Board that at the June 22 meeting, there will be at least one applicant for the part-time Planning Board Clerk position present to meet the Board.

7:15 PM – Public Hearings

None scheduled.

7:30 PM – Appointments

Discussion with Mr. David Haddad, Owner of DJ Construction, about the bonding of the Southwoods Subdivision.

Mr. Haddad was unable to attend the meeting. He will attend the PB meeting on June 22. He has just purchased Phase IV of the subdivision and is seeking an extension of the conditional approval. The Board has been trying to get the conditions of approval recorded by the previous owner since 2019, but the required conditions set for recording have still not been met.

Non-Public Meetings

Two-public hearing were 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.

Mr. Snyder made a motion to go into two non-public sessions 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

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this Board. Ms. Richter seconded the motion. A roll call vote was taken. Sederquest – aye, Myette – aye, Snyder – aye, Sullivan – aye, Weider – aye, Richter – aye. The motion passed 6-0-0.

The Planning Board went into non-public session at 7:20 pm.

The Planning Board came out of non-public session at 8:12 pm.

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

Mr. Weider moved to seal the minutes of the first non-public session indefinitely. Vice Chairman Sederquest seconded the motion. A roll call vote was taken. Sederquest – aye, Myette – aye, Snyder – aye, Sullivan – aye, Weider – aye, Richter – aye. The motion passed 6-0-0.

Mr. Weider moved to seal the minutes of the second non-public session indefinitely. Vice Chairman Sederquest seconded the motion. A roll call vote was taken. Sederquest – aye, Myette – aye, Snyder – aye, Sullivan – aye, Weider – aye, Richter – aye. The motion passed 6-0-0.

Future Meeting Dates

- June 22 – Interview applicant/s for Planning Board Clerk position.
- July 6 – Nate Miller, SNHPC re review remaining draft impact fee updates

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

The meeting was adjourned.

Respectfully submitted,
Beth Hanggeli
Recording Secretary