

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

**Town of Chester
Planning Board Meeting
Wednesday, June 22, 2022**

Draft 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". If you would like to participate via the Zoom teleconferencing utility, please go to <https://zoom.us/j/92697843243>, or you may participate via telephone - dial **301-715-8592**; the meeting ID is **926 9784 3243**.)

Members & Staff Present:

Evan Sederquest, Vice Chairman
Richard Snyder, Member
Mike Weider, Member
Elizabeth Richter, Member
Selectman Chuck Myette, Liaison
Andrew Hadik, Town Planner

Members & Staff Absent:

Brian Sullivan, Chairman

Guests and Members of the Public Present:

John Roke, Engineer, Brady Sullivan
Marc Pinard, Attorney, Brady Sullivan
David Haddad, Owner, DJ Construction
Chester PACT

Meeting Agenda

7:00 PM – General Business

1. Review & approve invoices, sign documents etc.
2. Review & approve the minutes for the 6/8/22 PB meeting.
3. Update on the status of NHDOT's review of the Rte. 102 & Rte. 121 intersection.
4. Question about stormwater mitigation design requirement.

7:15 PM – Public Hearings

None scheduled

7:15 PM – Appointments

1. Discussion with Mark Pinard, Attorney for Brady Sullivan, requesting another 1-year extension of the conditional approval for Phase IV of the Southwoods subdivision.

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2. Discussion with Mr. David Haddad, Owner of DJ Construction, regarding the remaining construction bonding for the Southwoods Subdivision.

Non-Public Session

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

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 6/8/22 PB meeting.

Mr. Weider moved to approve the minutes for the June 8, 2022 meeting as written. Mr. Snyder seconded the motion. A vote was taken. All were in favor. The motion passed 5-0-0.

3. Update on the status of NHDOT's review of the Rte. 102 & Rte. 121 intersection.

Mr. Hadik updated the Board on NHDOT's review of the Route 102 and Route 121 intersection at the center of Chester. They are still working on roundabout and traffic signal alternatives, and are now considering a performance-based approach to the improvements. This means identifying the key risk factors and determining the least impacting way to address or improve the risk factors. They anticipate holding a public informational meeting this fall as well as meeting with the Board of Selectmen to refamiliarize them with the project. The Board discussed the potential benefits and drawbacks of the traffic light and roundabout options.

4. Question about stormwater mitigation design requirement.

Mr. Hadik reported a 1-lot subdivision will be presented to the Board next month for approval. During the conceptual review of this project, the Board had identified stormwater runoff mitigation as a requirement. The plan has been submitted; however, the runoff mitigation has not addressed.

The project surveyor has requested a temporary waiver, citing the fact that the layout of the home, driveway and other impervious surfaces have not yet been determined. The surveyor has suggested, as a condition of approval, that a stormwater runoff mitigation design be submitted for approval along with the septic design prior to the issuance of the building permit. The Board discussed the feasibility of this request, and noted that a qualified engineer will have to approve the design of the stormwater runoff mitigation.

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7:15 PM – Public Hearings

None scheduled

7:30 PM – Appointments

1. Discussion with Engineer John Roke and Attorney Marc Pinard to request a 1-year extension of the conditional approval for Phase IV of the Southwoods Subdivision.

The Board reviewed the updated conditions of approval for Phase IV of the Southwoods subdivision, which is mostly the changes of the bond amounts per the recently revised bond estimates. The Board also reviewed the list of items needed to record the subdivision at the Registry. Mr. Roke explained that many of the outstanding items had to do with the surveying and monumenting the open space, which have been completed. All certifications and the mylar plan have been signed. They are requesting an extension, but basically have almost everything ready so Phase IV can be recorded at the Registry of Deeds.

Mr. Weider moved to approve the extension of the conditional approval, with amendments of June 22, 2019, of Phase IV of Southwoods subdivision for one year. Mr. Snyder seconded the motion. A vote was taken. All were in favor. The motion passed 5-0-0.

2. Discussion with Mr. David Haddad, Owner of DJ Construction, to discuss the bonding of the Southwoods Subdivision.

Mr. Haddad questioned why the Southwoods "South" road (Phase II) still needs to be bonded. He said the road had been approved by DuBois & King and if there is an issue, it is their responsibility. Mr. Hadik countered that the project engineer noted smoothness and "ride" issues with the wearing course, and had recommended retaining a surety on this section of road until it is ready to be turned over to the Town. Furthermore, nobody can predict when this will occur, and there is a risk the road might be damaged in the meantime by snow plowing, construction traffic or other unforeseen issues. The Board agreed, explaining that they received feedback from DuBois & King that there were issues with the road, which is why the bond is being retained in case the wearing course needs to be repaired or redone.

Mr. Hadik pointed out the collective bond amounts had been reduced by over \$50,000. Mr. Haddad said this was now a realistic number and the previous number was "fictitious".

The Board clarified that certification will be needed from the Town's engineers that the road is not faulty before it will be accepted. The Town accepts roads each June, so this road would not be accepted until June next year at the earliest.

Mr. Haddad asked if he could have a list of items that still need to be addressed in order to record Phase IV of the subdivision before he can move ahead with purchasing the property and obtaining building permits. Mr. Hadik will supply that list.

Non-Public Meetings

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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.

Mr. Snyder made a motion to go into a non-public session 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. Ms. Richter seconded the motion. A roll call vote was taken. Sederquest – aye, Myette – aye, Snyder – aye, Weider – aye, Richter – aye. The motion passed 5-0-0.

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, Weider – aye, Richter – aye. The motion passed 5-0-0.

The Planning Board went into non-public session at 7:49 pm.

The Planning Board came out of non-public session at ~8:15 pm.

Mr. Weider 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. Vice Chairman Sederquest seconded the motion. A roll call vote was taken. Sederquest – aye, Myette – aye, Snyder – aye, Weider – aye, Richter – aye. The motion passed 5-0-0.

Future Meeting Dates

- July 13 – Rand SUB & Colby Farms SUB
- July 27 – Nate Miller, SNHPC re review remaining draft impact fees.

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