

9--22: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester
Planning Board Meeting
Wednesday, September 14, 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:

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

Members Absent:

Brian Sullivan, Chairman

Guests and Members of the Public Present:

Paul and Sue Foscitt
Chester PACT

Meeting Agenda

7:00 PM – General Business

1. Review & approve invoices, sign documents etc.
2. Review & approve the minutes for 9/7/22 PB meeting.
3. Wason Pond replacement bridge surveying to occur the week of 9/26/22.
4. Rtes. 102 & 121 intersection traffic count started on 9/13/22 and will continue thru 9/19/22.
5. Quarterly Chester Highway Safety Committee meeting update.
6. FYI, NH DOT Exit 4A informational meeting.

7:15 PM – Appointments

Discussion with Paul & Sue Foscitt about a development request on a Class VI section of Pomp Road.

7:15 PM – Public Hearings

Continuance of the subdivision application by Lifestyle Homes of Chester, LLC (Owner), 3 Myles Drive Derry, NH 03038, for an 11-lot subdivision (aka Colby Farm) located at 181 Haverhill Road in Chester, NH (Map 15 Lot 18 & Map 5 Lot 97).

Non-Public Session

None scheduled.

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Meeting Minutes

Vice Chairman Sederquest called the meeting to order at 7:00 p.m.

7:00 PM – GENERAL BUSINESS

1. Review & approve invoices, sign documents etc.

There were no invoices to be reviewed.

2. Review & approve the minutes for the 9/7/22 PB meetings.

Mr. Weider moved to approve the minutes of the 9/7/22 Planning Board 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. Wason Pond replacement bridge update.

Mr. Hadik reported the surveying for the Wason Pond replacement bridge will occur the week of September 26th.

4. SNHPC Traffic Count.

Mr. Hadik reported the Southern New Hampshire Planning Commission has begun their annual traffic count. This year the main count will be of the traffic in all four directions thru the intersection of Rte. 102 and Rte. 121 in the center of Town. The count will last a week over the week of 9/13/22 until 9/19/22.

5. Quarterly Chester Highway Safety Committee meeting update.

Mr. Hadik reported NH DOT is still working on the design to resolve safety issues at the intersection of Rte. 102 and Rte. 121 in the center of Town. The two options are a fully signalized intersection or a roundabout. They still do not know which one they will recommend. Once approved by their commissioner, they will present the option to the Town Highway Safety Committee and the Board of Selectmen. There is no timeline yet as to when this will happen.

6. Centerline striping update.

Mr. Hadik reported the Town Highway Safety Committee has been considering recommending centerline striping as a traffic calming measure on high traffic Town roads with speed and other safety issues. The Committee will be making a list the roads and preparing a budgetary cost for this. They will then bring their recommendations to the Board of Selectmen.

7. NHDOT Exit 4A Informational Meeting.

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Mr. Hadik reported the New Hampshire DOT Exit 4A informational meeting has been rescheduled for Thursday, September 22nd at 7:00 PM at the West Running Brook Middle School, Gymnasium in Derry.

7:15 PM – Appointments

Discussion with Paul and Sue Foscitt about a development request on a Class VI section of Pomp Road.

The Board of Selectmen has requested feedback from the Planning Board regarding the development request of Paul and Sue Foscitt on a Class VI section of Pomp Road. Mr. Foscitt reviewed the history of the other house lots and their extensions of this section of the road.

The Foscitts recently purchased a 16-acre lot on Pomp Road and plan to build a home on the property. Mr. Foscitt presented the proposed design for the home, barn and driveway locations on the lot. The Foscitts would like to utilize approximately 366' part of the Class VI portion of Pomp Road, as a driveway to access the proposed dwelling.

Mr. Hadik reviewed the wetlands map and noted they might need to obtain a DES wetlands dredge & fill permit to widen the road to meet the Town's driveway standards. A DES permit might also be required for replacement of a culvert, and DES may require engineering review to ensure it is properly sized. Mr. Hadik also noted the 100-year flood plain boundary crosses a portion of this section of Pomp Road.

The Board discussed the requirements for this project to be approved, including providing a turnaround for emergency vehicles, clearing and/or replacing two existing culverts, agreeing to maintain this section of Pomp Road, supplying a signed limited municipal responsibility and liability release, and supplying a monumented topographic survey of the section of Pomp Road to be upgraded. The Board discussed whether a variance would be needed from RSA 4.10 and Table 1 to build on a Class VI road and as a result of the minimum frontage requirement.

Mr. Hadik will consult the Town attorney for clarification if the frontage requirement is applicable. The Foscitts will return to the Planning Board on October 5th to continue this discussion.

7:30 PM – Public Hearings

Continuance of the subdivision application by Lifestyle Homes of Chester, LLC (Owner), 3 Myles Drive Derry, NH 03038, for an 11-lot subdivision (aka Colby Farm) located at 181 Haverhill Road in Chester, NH (Map 15 Lot 18 & Map 5 Lot 97).

Mr. Hadik received a request from Mr. Jason Lopez of Keach-Nordstrom Associates to continue this hearing until September 28th. The Board briefly discussed the details of the information requests that were made of Mr. Lopez at the last meeting.

Mr. Weider moved to continue the subdivision application by Lifestyle Homes of Chester, LLC (Owner), 3 Myles Drive Derry, NH 03038, for an 11-lot subdivision (aka Colby Farm) located at 181 Haverhill Road in Chester, NH (Map 15 Lot 18 & Map 5 Lot 97) to September 28, 2022. Ms. Richter seconded the motion. A vote was taken. All were in favor. The motion passed 5-0-0.

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141 **Non-Public Meeting**

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143 None scheduled.

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145 **Future Meeting Dates**

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147 • September 28 – Garabedian Gravel Pit SPR

148 • October 5 - Jigsaw Candia Rd. SUB

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150 ***Ms. Richter moved to adjourn the meeting. Mr. Snyder seconded the motion. A vote was taken.***

151 ***All were in favor. The motion passed 5-0-0.***

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153 The meeting was adjourned at 8:56 p.m.

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155 Respectfully submitted,

156 Beth Haggeli, Recording Secretary