

8-8-18 These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester
Planning Board Meeting
Wednesday, August 8, 2018
Municipal Complex
Approved**

Members Present

Brian Sullivan, Chairman
Evan Sederquest, Vice Chairman
Elizabeth Richter, Member
Richard Snyder, Member
Aaron Hume, Alternate Member

Members Absent

Michael Weider, Member
Cass Buckley, Ex-Officio
Jacob Weider, Alternate Member

Staff Present:

Andrew Hadik, Planning Coordinator

Others Present at Various Times:

Ryan Fredette, Eversource project manager
Eric Mitchell, DAR Builders
Dana Theokas, Chester Resident
Sherrie Trefry, Eversource employee
Penny Williams, Tri-Town Times
Kate Wilson, Eversource employee
Others unknown to this recording secretary.

Chairman Sullivan called the meeting to order at 7:01 pm.

Chairman Sullivan noted that Mr. Hume will be the alternate for Mr. Weider.

Ms. Theokas joined the Board at the meeting table as a prospective Board member.

Meeting Agenda

General Business

- Review and sign invoices and time sheets.
- Review and approve minutes for July 11, 2018 meeting.

8-8-18 These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

- Review and approve Police Chief Berube's request for release of \$1,677.70 in Police impact fees for the 2nd installment of the Taser purchase program (in CIP under PD Personal Protective Equipment).
- Review and approve Road Agent's request for release of \$4,745.50 in Highway Quadrant A impact fees for CIP work on Orcutt Drive (rebuild catch basins in preparation for wear-coursing).
- Discuss Planning Board representative/s to the new Chester CIP Committee.

7:10 PM – Appointments – None Scheduled

7:15 - Public Hearing

1. Continuation of the Public Hearing for the Crowley Woods, aka: Tanglewood subdivision application by DAR Builders, LLC 305 Massabesic Street, Manchester, NH, 03104, for a 60-lot subdivision of Map 11, Lots 30 and 30-7 off Crowley Road, Candia, NH.
2. Continuation of the Public Hearing for the Pipit Estates subdivision application for Realty Trust (Owner), 66 Gilcreast Road, Londonderry, NH, 03053, for an Open Space subdivision with eight single-family units of Map 5 Lot 107-3, just off Route 121-A (Sandown Road) in Chester, NH.
3. Conditional Use Permit applications by Eversource Energy (PSNH) for maintenance and upgrades to poles on transmission lines (H141 – 115Kv and 373/391 – 345Kv) in Chester.

Future Meeting Dates:

August 22 – Road Agent re: Red Squirrel Lane culvert repair
September 5 –
September 12 –
September 26 –

Review and approve meeting minutes for July 11, 2018.

The Board reviewed the draft minutes from the July 11, 2018 meeting.

Line 91 was changed to include "proposal." Line 151 was changed to include "that for." Line 215 was changed to include "there be."

Mr. Snyder made a motion to accept the minutes from July 11, 2018 as amended; Ms. Richter seconded the motion. Motion approved, 4-0-1, Chairman Sullivan abstained.

Review and approve Police Chief Berube's request for release of \$1,677.70 in Police impact fees for the 2nd installment of the Taser purchase program (in CIP under PD Personal Protective Equipment).

Mr. Hadik reviewed with the Board the letter from Police Chief Berube (not present) requesting the release of \$1,677.70 in Police impact fees for the installment of the Taser purchase program (in CIP under PD Personal Protective Equipment).

8-8-18 These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

Mr. Snyder made a motion to release the requested \$1,677.70 to the Police Department from the police department impact fees as per letter dated August 1, 2018, from Police Chief Berube; Vice Chair Sederquest seconded the motion. Motion approved, 5-0-0.

Review and approve Road Agent's request for release of \$4,745.50 in Highway Quadrant A impact fees for CIP work on Orcutt Drive (rebuild catch basins in preparation for wear-coursing).

Mr. Hadik reviewed with the Board the letter from the Road Agent (not present) requesting the release of \$4,745.50 in Highway Quadrant A impact fees for CIP work on Orcutt Drive (rebuild catch basins in preparation for wear-coursing).

Mr. Snyder made a motion to release \$4,745.50 from the Highway Department, Quadrant A, impact fees for CIP work on Orcutt Drive per letter from the Highway Department dated July 18, 2018; Vice Chair Sederquest seconded the motion. Motion approved, 5-0-0.

7:10 PM – Appointments – None Scheduled

7:15 - Public Hearing (The public hearings were not held in the order in which they were numbered on the agenda; they are listed as follows with the number as they were listed on the agenda.)

3. Conditional Use Permit applications by Eversource Energy (PSNH) for maintenance and upgrades to poles on transmission lines (H141 – 115Kv and 373/391 – 345Kv) in Chester.

Mr. Hadik noted that there is a correction to the letter from the Conservation Commission regarding the two project applications by Eversource 373/391 should read lines 391 and H141. Mr. Hadik said that he had spoken with Conservation Commission Chairman Myette (not present) and Mr. Myette was fine with the correction.

Mr. Snyder made a motion to open the Public Hearing for the Conditional Use Permit applications by Eversource Energy (PSNH) for maintenance and upgrades to poles on transmission lines (H141 – 115Kv and 373/391 – 345Kv) in Chester; Mr. Hume seconded the motion. Motion approved, 5-0-0.

The Public Hearing was opened at 7:14 pm.

Mr. Ryan Fredette came before the Board as the Eversource representative to discuss the application for H141.

Mr. Fredette explained the work that will be done by Eversource on the H141 line.

Mr. Fredette said that they are proposing two structure replacements, based on a priority system derived from the condition of existing structures; the two two-pole wooden structures will both be changed to a three-pole light duty steel poles structure and installed in the same location as the two-pole structures. He noted they will be using a temporary bridge to cross the Exeter River to reduce impact. Rather than would result from the alternative approach, which would be to come in a long way from Wells Village Road. Mr. Fredette and Mr. Hadik said that the Conservation Commission supports the use of the temporary bridge rather than the alternative access point.

8-8-18 These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

Mr. Fredette stated their schedule has a start date of September 24, 2018 running through October 13, 2018. He said that two to three weeks prior to the start date, they will be doing prep work. Mr. Fredette noted there will be no interruption to residential or business service.

Mr. Hadik said he needs the DES permit number for the project.

Ms. Sherrie Trefry came before the Board at 7:23 pm.

Ms. Trefry said she will email a copy of the permit from DES to Mr. Hadik.

Mr. Fredette gave photos of the new structures to the Board to review.

Chairman Sullivan asked for Public Comment.

There was no Public Comment.

Mr. Fredette explained the line 391 project; he stated they will be replacing 13 structures, 12 of which are a two-pole tangent structures, and one of the structures is a three-pole structure. Mr. Fredette said that the replacement structures will be of comparable design, two-pole structures will remain two-pole structures and the three-pole structure will remain a three-pole structure. He said the poles will be changed from wood to the weathered steel wood-pole equivalents.

Ms. Kate Wilson joined the Eversource presenters at 7:29 pm.

Mr. Hadik noted that a home owner (not present) has reached out to Mr. Hadik and had stated that recent brush trimming cutting done by Eversource for maintenance has caused water to pool in his front and back yards resulting in water going into his basement.

Ms. Trefry stated they are aware of the situation.

Mr. Fredette said that they have had an in-house environmental inspector go look at the situation. Mr. Fredette said the environmental inspector concluded that the maintenance work did not redirect water flow paths. At Mr. Hadik's request, Mr. Fredette stated that they could get the information to Mr. Hadik.

Mr. Fredette said that they will abide by the hours indicated in the Conditions.

Chairman Sullivan asked for Public Comment.

There was no Public Comment.

Ms. Richter made a motion to close the Public Hearing; Mr. Snyder seconded the motion. Motion approved, 5-0-0.

The Public Hearing was closed at 7:38 pm.

The Board discussed the projects.

8-8-18 These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

Mr. Snyder made a motion to approve the site plan review and conditional use permit application for Eversource transmission line H141 and line 391 with the conditions as presented tonight and letters dated August 8, 2018 from Chester Planning Board; Vice Chair Sederquest seconded the motion. Motion approved, 5-0-0.

Public Hearing

1. Continuation of the Public Hearing for the Crowley Woods, aka: Tanglewood subdivision application by DAR Builders, LLC 305 Massabesic Street, Manchester, NH, 03104, for a 60-lot subdivision of Map 11, Lots 30 and 30-7 off Crowley Road, Candia, NH.

Mr. Snyder made a motion to reopen the Public Hearing for the Crowley Woods, aka: Tanglewood subdivision application by DAR Builders, LLC 305 Massabesic Street, Manchester, NH, 03104, for a 60-lot subdivision of Map 11, Lots 30 and 30-7 off Crowley Road, Candia, NH; Vice Chair Sederquest seconded the motion. Motion approved, 5-0-0.

The Public Hearing was opened at 7:44 pm.

Mr. Eric Mitchell, the project engineer, came before the Board at 7:44 pm.

Mr. Mitchell gave an update to the Board on the status of the Tanglewood subdivision application by DAR Builders with the Candia Planning Board. He said they have not submitted plans back to Candia, as they are in the process of getting quotes from the road contractors for the proposed improvements to Candia Road. Mr. Mitchell explained that the Candia Planning Board has asked them to do more improvements to the road than were initially expected. He said they expect to be back in front of the Candia Planning Board as soon as they have the specifics of the Candia Road improvements.

Mr. Mitchell requested that, if the Board is not able to grant conditional approval tonight, the Hearing be continued to a date two weeks hence.

Mr. Mitchell and the Board discussed the improvements to Candia Road, the Candia Planning Board approval process, and the design and specifics of Candia Road.

The Board agreed the condition of Candia Road and a clean letter from DuBois and King are important, and the prudent step to take is to wait to see what happens with the Candia Planning Board's review of the plan of the proposed improvements to Crowley Road.

Chairman Sullivan asked for Public Comment.

There was no Public Comment.

Mr. Snyder made a motion to continue the Public Hearing for Tanglewood subdivision application by DAR Builders, LLC 305 Massabesic Street, Manchester, NH, 03104, for a 60-lot subdivision of Map 11, Lots 30 and 30-7 off Crowley Road, Candia, NH to September 12, 2018 at 7:15 pm; Ms. Richter seconded the motion. Motion approved, 5-0-0.

Public Hearing

8-8-18 These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

2. Continuation of the Public Hearing for the Pipit Estates subdivision application for Realty Trust (Owner), 66 Gilcreast Road, Londonderry, NH, 03053, for an Open Space subdivision with eight single-family units of Map 5 Lot 107-3, just off Route 121-A (Sandown Road) in Chester, NH.

Mr. Mitchell stayed before the Board. Hel described the progress made on the Pipit Estates subdivision. He noted that they are working with DuBois and King.

Mr. Mitchell explained the road is curbed the entire length, with the curb recessed slightly to prevent the water from running down the driveways.

Mr. Mitchell said that Hampstead Water Supply has told them they have the capacity to provide water.

Mr. Mitchell said the private access road meets the Town driveway requirements.

Mr. Mitchell said that he has spoken with the Post Office and they said the mailbox unit needs to be on Hampstead Road. He noted that he asked that they give permission to put the unit on either the entrance of the private road or on the cul-de-sac. Mr. Mitchell said that he sent the plan to the Post Office and is waiting to hear back.

The Board and Mr. Mitchell agreed that having the mailbox on Hampstead Road is unacceptable for safety reasons.

Ms. Theokas said that there is a new requirement for generators for common wells in new subdivisions. She asked for an emergency generator to be added.

The Board discussed if the new requirement is relevant to this subdivision.

Ms. Richter made a motion to continue the Public Hearing for the Pipit Estates subdivision application for Realty Trust (Owner), 66 Gilcreast Road, Londonderry, NH, 03053, for an Open Space subdivision with eight single-family units of Map 5 Lot 107-3, just off Route 121-A (Sandown Road) in Chester, NH. Motion approved 5-0-0.

Mr. Mitchell departed the meeting at 8:27 pm.

Adjournment

Mr. Snyder made a motion to adjourn the meeting; Ms. Richter seconded the motion. Motion approved, 5-0-0.

Meeting adjourned at 8:36 pm.

Respectfully submitted,

C. Molly Qualters

Recording Secretary