

11-2-22: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester
Planning Board Meeting
Wednesday, November 2, 2022**

Approved Minutes

The meetings are broadcast live on Comcast Channel 20, and streamed on Government <https://reflect-chesterctv-from-nh.cablecast.tv/CablecastPublicSite/?channel=1> - click "Watch Now".

Members & Staff Present:

Brian Sullivan, Chairman
Evan Sederquest, Vice Chairman
Elizabeth Richter, Member
Selectman Chuck Myette, Liaison
Andrew Hadik, Town Planner

Members Absent:

Richard Snyder, Member
Mike Weider, Member
Dana Theokas, Alternate

Guests and Members of the Public Present:

Stephen D'Angelo, Selectman
Stephen O. Landau, Selectman
Chester PACT

Meeting Agenda

7:00 PM – General Business

1. Review & approve invoices, sign documents etc.
2. Review & approve the minutes for 10/26/22 PB meeting.
3. Review future meeting dates.

7:15 PM – Public Hearings & Appointments

1. Continuation of the Subdivision application by Jigsaw Builder, LLC (owner), PO Box 325, Chester, NH 03036, for a 3-lot subdivision located at 685 Candia Road in Chester, NH (Map 11, Lot 20-6).
2. Chester General Government Buildings CIP project reviews.
3. Chester Fire Department CIP project reviews.
4. Chester Highway Department CIP project reviews.

Non-Public Session

1. RSA 91-A:3, Legal Advice.

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Meeting Minutes

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

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 10/26/22 PB meeting.

Regarding the Garabedian gravel pit project, the Board clarified whether the term “impoundment” was accurate, and Selectman Myette agreed that it was. They also discussed the reclamation and stabilization plans for the project as well as the definition of these terms. The Board emphasized that the property owner will need to follow all federal, state, and local regulations. The Board discussed and corrected the language in two highlighted areas in the minutes.

Vice Chairman Sederquest moved to approve the minutes of the 10/26/22 Planning Board meeting as amended. Ms. Richter seconded the motion. A vote was taken. All were in favor. The motion passed 4-0-0.

3. Review future meeting dates.

Mr. Hadik reviewed upcoming meeting dates and the subjects that potentially will be addressed. He noted that November 30th will be day 63 of the 65-day limit for the Garabedian application. The draft conditions of approval will be reviewed on November 16th. The Board discussed the 65-day time limit for acting on this application, which includes the possibility of approving, denying, or asking for the applicant to agree to a 60-day extension.

7:15 PM – Public Hearings & Appointments

1. Continuation of the Subdivision application by Jigsaw Builder, LLC (owner), PO Box 325, Chester, NH 03036, for a 3-lot subdivision located at 685 Candia Road in Chester, NH (Map 11, Lot 20-6).

Mr. Hadik received a request from Eric Mitchell for a continuation of this application until November 9th, noting that they are waiving the 65-day requirement for consideration.

Ms. Richter moved to continue the Subdivision application by Jigsaw Builder, LLC (owner), PO Box 325, Chester, NH 03036, for a 3-lot subdivision located at 685 Candia Road in Chester, NH (Map 11, Lot 20-6) to November 9th. Vice Chairman Sederquest seconded the motion. A vote was taken. All were in favor. The motion passed 4-0-0.

2. Chester General Government Buildings project reviews.

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Selectman Landau answered questions from the Board regarding the proposed CIP projects for General Government Buildings. A pressure washer for the Transfer Station was removed and then returned to the list, pending further research into environmental considerations and restrictions. Road Agent Oleson said in the past, the Department of Environmental Services stopped the Highway Department from washing the salt from their vehicles as there was not a containment area or underground storage tank. Projects discussed include computer workstations to replace outdated ones, reroofing sections of the municipal complex, key card readers, and HVAC upgrades. The Board discussed the status of items that were approved in past years but were not completed, and whether they should still be in Table 10 or not.

3. Chester Fire Department CIP project reviews.

Fire Chief Gladu answered questions from the Board regarding the proposed CIP projects for the Fire Department, including thermal imagers and digital pagers, life-packs, and replacing the engine pumper. The Board discussed the benefits and challenges of refurbishing equipment versus replacing it. Mr. Hadik noted the Fire Department might need to have a warrant article prepared to withdraw the down payment from the capital reserve account to order the pumper. The Board discussed the pros and cons of retaining the current pumper as a backup once the new one is received. Selectman Landau noted the need to ensure that equipment truly needs to be replaced. Selectman Myette asked regarding the possibility of trading in the current pumper and the Chief will look into this. The Board asked the Chief to prepare information as to when the order will be placed, how much will be needed for a down payment, and when the vehicle would be ready in order to have the remaining funds available.

4. Chester Highway Department CIP project reviews.

Mr. Hadik presented the proposed CIP projects for the Highway Department, including improvements to specific roads. He noted the Highway Department is unsure whether a loader or a loader-backhoe is needed, so both are included in the CIP. Road Agent Oleson answered questions from the Board regarding specific projects. The Board discussed how to obtain funds to repair the roads.

Non-Public Meeting

Ms. Richter moved to go into a non-public session under RSA 91 A:3, II (I), consideration of legal advice. Vice Chairman Sederquest seconded the motion. A roll call vote was taken. Sullivan – aye, Sederquest – aye, Myette – aye, Richter – aye. The motion passed 4-0-0.

The Planning Board went into non-public session at ~9:10 p.m.

The Planning Board came out of non-public session at ~9:44 p.m.

Ms. Richter moved to come out of non-public. Vice Chairman Sederquest seconded the motion. A roll call vote was taken. Sederquest – aye, Sullivan – aye, Myette - aye, Ms. Richter - aye. The motion passed 4-0-0.

Ms. Richter 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

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seconded the motion. A roll call vote was taken. Sederquest – aye, Sullivan – aye, Myette - aye, Ms. Richter - aye. The motion passed 4-0-0.

Future Meeting Dates

- November 9 – Conservation Commission Appt., Jigsaw SUB PHC, CIP Finalization
- November 16 – Garabedian Gravel Pit CPH

Ms. Richter moved to adjourn the meeting. Vice Chairman Sederquest seconded the motion. All were in favor. The motion passed 4-0-0.

The meeting was adjourned.

Respectfully submitted,
Beth Hanggeli, Recording Secretary