

11-9-22: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester  
Planning Board Meeting  
Wednesday, November 9, 2022**

**Approved Minutes**

**The meetings are broadcast live on Comcast Channel 20, and streamed on Government**  
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**Members & Staff Present:**

Brian Sullivan, Chairman  
Evan Sederquest, Vice Chairman  
Elizabeth Richter, Member (joined at 7:05 p.m.)  
Richard Snyder, Member  
Mike Weider, Member  
Selectman Chuck Myette, Liaison  
Dana Theokas, Alternate (joined at 7:10 p.m.)  
Andrew Hadik, Town Planner  
Attorney Stephen Bennett, Planning Board Counsel

**Guests and Members of the Public Present:**

Victor Chouinard, Chairman, Chester Conservation Commission  
Eric Mitchell, Eric C. Mitchell & Associates  
Chester PACT

**Meeting Agenda**

**7:00 PM – Appointments**

1. Discussion with Victor Chouinard, Chairman of the Chester Conservation Commission, about Town-owned parcels in the North Woods.

**7:15 PM – Non-Meeting with Board Counsel**

**7:45 PM – Public Hearings**

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).

**General Business**

1. Discuss Crowley Woods subdivision with Eric Mitchell of ECM.
2. Review & approve invoices, sign documents etc.
3. Review & approve the minutes for 11/2/22 PB meeting.

**Non-Public Session**

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None scheduled.

## Meeting Minutes

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

### 7:00 PM – Appointments

#### 1. Discussion with Victor Chouinard, Chairman of the Chester Conservation Commission about Town-owned parcels in the North Woods and around Chester.

Mr. Chouinard explained the Chester Conservation Commission is working to protect Town-owned parcels that were not purchased with conservation funds. A warrant article will be needed to establish conservation easements on these parcels. The Board discussed the pros and cons of this project, including the concern that a conservation easement will restrict potential future use. Mr. Chouinard remarked that rights and restrictions can be reserved when establishing a conservation easement. He reiterated that one of the Conservation Commission's roles is to construct large protected contiguous parcels for habitat, greenspace, trails, wildlife, and for the Townspeople to enjoy.

Mr. Hadik suggested starting with protecting the small isolated and scattered parcels which likely have no other future uses because they are mostly wetlands. The Board agreed. Mr. Chouinard and Mr. Hadik will review the list of Town-owned parcels and determine which ones could be presented to the Town at the next Town meeting and the restrictions that could be placed on them.

### 7:15 PM – Non-Meeting with Board Counsel

***Mr. Snyder moved to suspend the Planning Board meeting. Mr. Richter seconded the motion. A vote was taken, all were in favor. The motion passed unanimously.***

The camera was turned off at 7:25 p.m.

Selectman Myette and Mr. Weider left the meeting for the remainder of the evening. Attorney Bennett remained in the room.

The camera was turned on at 7:40 p.m.

***Mr. Snyder moved to resume the Planning Board meeting. Ms. Richter seconded the motion. A vote was taken, all were in favor. The motion passed unanimously.***

Chairman Sullivan stated Board Alternate Ms. Theokas would be sitting in for Board member Mr. Weider.

### 7:45 PM – Public Hearings

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).

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95 ***Mr. Snyder moved to reopen the Public Hearing for the Subdivision application by Jigsaw Builder, LLC***  
96 ***(owner), PO Box 325, Chester, NH 03036, for a 3-lot subdivision located at 685 Candia Road in Chester,***  
97 ***NH (Map 11, Lot 20-6). Mr. Richter seconded the motion. A vote was taken, all were in favor. The***  
98 ***motion passed unanimously.***  
99

100 Mr. Mitchell outlined the changes made since the October 5<sup>th</sup> meeting. They located the corner pin that  
101 was previously noted as being in the wetlands and unable to be set, so they will no longer need to  
102 request a waiver. He marked the steep slopes on the plan that were questioned by the Town's engineer  
103 and moved the lot lines to adjust the lot sizes; however, the Town engineer has not had time to evaluate  
104 the final changes.  
105

106 Mr. Hadik reviewed and clarified the draft conditions of approval. Due to the short amount of time  
107 between the Town engineer receiving a set of plans and this meeting, there is not a clean letter from the  
108 Town engineer. The Board agreed to continue the public hearing until November 16<sup>th</sup> to allow time to  
109 receive the letter.  
110

111 ***Mr. Snyder moved to continue the Public Hearing for the Subdivision application by Jigsaw Builder, LLC***  
112 ***(owner), PO Box 325, Chester, NH 03036, for a 3-lot subdivision located at 685 Candia Road in Chester,***  
113 ***NH (Map 11, Lot 20-6) to November 16, 2022. Vice Chairman Sederquest seconded the motion. A vote***  
114 ***was taken, all were in favor. The motion passed unanimously.***  
115

## 116 **General Business**

117

### 118 **1. Discuss Crowley Woods subdivision with Eric Mitchell of ECM.**

119

120 Mr. Hadik reported that Mr. Mitchell has requested a continuation of the approval for the Crowley  
121 Woods subdivision. Mr. Mitchell explained that the Candia Planning Board (there will be one dwelling in  
122 Candia in this subdivision) has requested that Crowley Road be upgraded due to the projected amount  
123 traffic coming from the development. The developer has not been able to reach a satisfactory  
124 agreement about the scope of the upgrade with the Candia Planning Board, so the application has been  
125 withdrawn. He would like to work with the Chester Planning Board to confirm the first phase of the  
126 development and then improve the road in subsequent phases. He requested an extension of the  
127 current approval to allow time to determine what can be done with the other phases of the project.  
128

129 Mr. Hadik remarked that the conditions of approval include dividing the subdivision into three phases,  
130 the first of which includes 22 lots. He said a public hearing might be needed to modify the conditions of  
131 approval, as proof of approval by the Candia Planning Board is one of the required conditions. Mr.  
132 Mitchell asked if the application could be continued, so the work that has been done so far can go into  
133 next year, to give them time to iron out these issues. He will return to the Board on November 30 for  
134 consideration of the extension request.  
135

### 136 **2. Review & approve invoices, sign documents etc.**

137

138 Documents were reviewed and signed.  
139

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***Mr. Snyder moved to suspend the Board meeting once again to continue the non-meeting with Counsel. Mr. Richter seconded the motion. A vote was taken, all were in favor. The motion was approved unanimously.***

The camera was turned off again.

Attorney Bennett remained in the room.

The camera was turned on again and the meeting resumed.

**2. Review & approve the minutes for 11/2/22 PB meeting.**

***Ms. Richter made a motion to approve the minutes of the 11/2/22 Planning Board meeting as written. Vice Chairman Sederquest seconded the motion. A vote was taken. All were in favor. The motion passed unanimously.***

***Ms. Richter made a motion a motion to adjourn the meeting. Ms. Theokas seconded the motion. All were in favor. The motion passed unanimously.***

The meeting was adjourned.

**Future Meeting Dates**

- November 16 – Jigsaw SUB PHC, Garabedian Gravel Pit CPH – review draft CoA
- November 30 – Crowley Woods SUB Extension Request, Garabedian Gravel Pit CPH – final review?

Respectfully submitted,  
Beth Hanggeli, Recording Secretary