

11--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 16, 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
Richard Snyder, Member
Selectman Chuck Myette, Liaison
Andrew Hadik, Town Planner

Members Absent:

Mike Weider, Member
Dana Theokas, Alternate

Guests and Members of the Public Present:

Eric Mitchell, Eric C. Mitchell & Associates
Al Cavedon, 24 Emerson Road
Jason Colon, 24 Ledge Road
Chester PACT

Meeting Agenda

7:00 PM – General Business

1. Review & approve invoices, sign documents etc.
2. Review & approve the minutes for 11/9/22 PB meeting.
3. Approve GGB impact fee expenditure request for Municipal Complex security keycard readers.
4. Vote to take the CIP to public hearing on 12/14/22.

7:15 - Appointments

1. None scheduled.

7:15 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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2. Continuation of Site Plan Review application by Old Sandown RD, LLC (owner – Paul Garabedian, Jr.) 352 South Broadway Street, Salem NH 03079, for a gravel pit located at 152 Fremont Road in Chester, NH (Map 5, Lot 85).

Non-Public Session

None scheduled.

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 11/9/22 PB meeting.

Mr. Snyder moved to approve the minutes of the 11/9/22 Planning Board meeting as written. Ms. Richter seconded the motion. A vote was taken. All were in favor. The motion passed unanimously.

3. Approve GGB impact fee expenditure request for Municipal Complex security keycard readers.

The Board of Selectmen decided to pay for three projects in the previous CIP with impact fees, one of which was the Municipal Complex access control card reader system. Town Administrator Doda requested permission from the Board to expend the funds, as the vendor will be increasing the price next week.

Mr. Snyder moved to release \$8,794 in GGB impact fees per PELMAC's proposal number 022Q3506-01, dated October 3, 2022, for the Town Hall access control reader system. Vice Chairman Sederquest seconded the motion. A vote was taken. All were in favor except Selectman Myette, who abstained. The motion passed 4-0-1.

4. Vote to take the CIP to public hearing on 12/14/22.

Ms. Richter moved to take the CIP to a public hearing on December 14, 2022. Vice Chairman Sederquest seconded the motion. A vote was taken. All were in favor. The motion passed unanimously.

7:15 PM – Appointments

None scheduled.

7:15 PM – Public Hearings

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- 93 1. Continuation of the Subdivision application by Jigsaw Builder, LLC (owner), PO Box 325, Chester,
94 NH 03036, for a 3-lot subdivision located at 685 Candia Road in Chester, NH (Map 11, Lot 20-6).
95

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

100
101 Mr. Eric Mitchell reported that a clean letter has been received from Jeff Adler, the Town engineer,
102 approving the plans for this subdivision. Mr. Mitchell has reviewed the draft conditions of approval and
103 has no issues with them.

104
105 Chairman Sullivan clarified that there were no public comments on this application.
106

107 ***Mr. Snyder moved to close the public hearing and begin deliberation on the Subdivision application by***
108 ***Jigsaw Builder, LLC (owner), PO Box 325, Chester, NH 03036, for a 3-lot subdivision located at 685***
109 ***Candia Road in Chester, NH (Map 11, Lot 20-6). Ms. Richter seconded the motion. A vote was taken.***
110 ***All were in favor. The motion passed unanimously.***

111
112 ***Ms. Richter moved to approve the Subdivision application by Jigsaw Builder, LLC (owner), PO Box 325,***
113 ***Chester, NH 03036, for a 3-lot subdivision located at 685 Candia Road in Chester, NH (Map 11, Lot 20-***
114 ***6), subject to the conditions that were provided tonight. Vice Chairman Sederquest seconded the***
115 ***motion. A vote was taken. All were in favor. The motion passed unanimously.***

- 116
117 2. Continuation of Site Plan Review application by Old Sandown RD, LLC (owner – Paul Garabedian,
118 Jr.) 352 South Broadway Street, Salem NH 03079, for a gravel pit located at 152 Fremont Road in
119 Chester, NH (Map 5, Lot 85).
120

121 Mr. Hadik received an email from the applicant requesting a continuance to the next available hearing
122 date (November 30th), to give the Applicant and their legal counsel, and the site contractors time to
123 review the draft conditions of approval and also provide answers to outstanding items.
124

125 The Board decided that they did not have the authority to review the draft conditions of approval on an
126 application that is before the Board where the hearing is continued. The Board noted they will need to
127 review and discuss any suggested amendments to the draft conditions of approval, and might need to
128 request the Applicant to agree to an extension to do so if that process cannot be completed on
129 November 30th.
130

131 Mr. Hadik pointed out the conditions of approval are lengthy as they are doing double duty, being
132 written to also as Findings of Fact to document the expected impacts to the community.
133

134 Mr. Snyder noted that no meetings can be held by email or phone, only in the meeting room and on the
135 date that the hearing has been continued to.
136

137 ***Ms. Richter moved to continue the Site Plan Review application by Old Sandown RD, LLC (owner – Paul***
138 ***Garabedian, Jr.) 352 South Broadway Street, Salem NH 03079, for a gravel pit located at 152 Fremont***
139 ***Road in Chester, NH (Map 5, Lot 85) to November 30, 2022. Mr. Snyder seconded the motion. A vote***

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was taken. All were in favor except Selectman Myette, who recused himself from the vote. The motion was approved 4-0-0.

Future Meeting Dates

- November 30 – Garabedian Gravel Pit CPH, Crowley Woods SUB Extension Request
- December 7 –
- December 14 – Capital Improvements Plan PH

Ms. Richter moved to adjourn the meeting. Mr. Snyder seconded the motion. A vote was taken. All were in favor. The motion passed unanimously.

The meeting was adjourned at 7:35 p.m.

Respectfully submitted,
Beth Hanggeli, Recording Secretary