

2-1-23: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester  
Planning Board Meeting  
Wednesday, February 1, 2023**

**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  
Mike Weider, Member  
Selectman Chuck Myette, Liaison  
Andrew Hadik, Town Planner

**Members Absent:**

Richard Snyder, Member  
Dana Theokas, Alternate

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

Chester PACT

**Meeting Agenda**

**7:00 PM – General Business**

1. Review & approve invoices, sign documents etc.
2. Review & approve the minutes for 1/25/23 PB meeting.
3. Review bond reduction request for Gladys Nicoll Lane \$57,400 to \$4,025.
4. Review & approve draft of PB's annual report.
5. Discuss proposed NH Legislature bills that may impact local zoning.

**7:15 – Appointments** - None scheduled.

**7:15 PM – Public Hearings**

1. Proposed zoning amendments:
  - Voting Article 2 – Zoning Amendment 1 - 5.3.5.3 & Table 1 - Minimum Frontage
  - Voting Article 3 – Zoning Amendment 2 - 5.7.5.4 - Structure Setbacks
  - Voting Article 4 – Zoning Amendment 3 - 5.3.3.13 - Commercial Solar Facilities
  - Voting Article 5 – Building Amendment 1 - 3.1.1.1 - Sprinkler Systems

**Non-Public Session** - None scheduled.

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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 1/25/23 PB meeting.

*Mr. Weider moved to approve the minutes of the 1/25/23 Planning Board meeting as written. Vice Chairman Sederquest seconded the motion. A vote was taken. All were in favor. The motion passed unanimously.*

#### 3. Review bond reduction request for Gladys Nicoll Lane \$57,400 to \$4,025.

Mr. Hadik presented a letter from Mark Goodrich, PE, of DuBois & King recommending a bond reduction from \$57,000 to \$4,025 for Gladys Nicoll Lane per the inspection done in October 2022.

*Mr. Weider moved to approve bond reduction to \$4,025 in accordance with a letter from DuBois & King dated January 26, 2023 related to Map 4, Lot 67-201, 202, 203, Oleson Construction Bond Reduction. Vice Chairman Sederquest seconded the motion. A vote was taken. All were in favor. The motion passed unanimously.*

#### 4. Request for release of PPE funds to cover handgun replacement.

Mr. Hadik presented a request from Chief Berube to release \$8,290 of PPE funds to cover the replacement of handguns. The Board discussed the rationale behind the replacement.

*Mr. Weider moved to release \$8,290 of PPE funds for handgun replacement. Vice Chairman Sederquest seconded the motion. A vote was taken. All were in favor. The motion passed unanimously.*

#### 5. Review & approve draft of PB's annual report.

Mr. Hadik presented a draft of the Planning Board's portion of the Town's Annual Report.

*Mr. Weider moved to accept the Planning Board's annual report to be included in the Town Report. Ms. Richter seconded the motion. A vote was taken. All were in favor. The motion passed unanimously.*

#### 6. Review of "FastDemocracy" Legislative Bill Tracking Software.

Mr. Hadik described FastDemocracy, a software program that facilitates tracking bills the House and Senate have in front of them. He reviewed bills that might impact issues that appear before the Board.

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**7:15 PM – Appointments**

None scheduled

**7:15 PM – Public Hearings**

1. Review proposed zoning amendments.

***Mr. Weider moved to open the Public Hearing regarding the proposed amendments to the Zoning Ordinance and the Building Code. Vice Chairman Sederquest seconded the motion. A vote was taken. All were in favor. The motion passed unanimously.***

Mr. Hadik noted the wording of the articles' ballot wording and purpose statements have been reviewed and approved by Attorney Bennett.

- Voting Article 2 – Zoning Amendment 1 - 5.3.5.3 & Table 1 - Minimum Frontage

**Amend:** Section 5.3.5 – Dimensional and Area Requirements – by adding 5.3.5.3 - Frontage, and amend Table 1 - Table of Dimensional and Area Requirements by adding "See Note 4" under the column heading "Minimum Frontage", and adding "(Note 4)."

**Purpose:** This amendment does not create a new requirement but is intended to make it easier to identify the zoning ordinance's collective requirement of minimum lot frontages along Town approved roads.

Mr. Hadik outlined the proposed change and noted this amendment is only for clarification; it does not create a new requirement. The amendment is intended to make it easier to identify the zoning ordinance collective requirement of minimum lot frontages along Town-approved roads (Class V or better). The Board discussed the definitions of a road and a highway.

- Voting Article 3 – Zoning Amendment 2 - 5.7.5.4 - Structure Setbacks

**Amend:** To amend Section 5.7.5.4 - Building Setbacks to replace the word "building" with "structure".

**Purpose:** To make the wording of this section consistent with a prior zoning amendment to Zoning Table 2 - Table of Setbacks and No Clearing Buffer Zones which was approved back in 2019.

Mr. Hadik outlined the proposed change. The word "structure" was replaced with "building" in 2019, when Zoning Table 2 was amended. This amendment is to approve the same wording change in the title and contents of this section for consistency, as it was not done in 2019. Selectman Myette asked for clarification of the term "poorly drained soils." The Board discussed the definition of the word "structure." This change was requested by the Building Inspector.

- Voting Article 4 – Zoning Amendment 3 - 5.3.3.13 - Commercial Solar Facilities

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Amend: 5.3.3 - Special Exception Uses by adding Section 5.3.3.13 – Commercial Solar Facilities, and to add a definition Commercial Solar Facilities in Article 2 - Definitions.

Purpose: To allow commercial solar facilities by Special Exception in the C2 Commercial District and General Residential and Agricultural District (Zone R1).

Mr. Hadik outlined the proposed change, which adds a section that covers and defines commercial solar facilities. The Board discussed the definition of a commercial solar facility, the wording of the amendment, and when a solar system would require a SPR. The Board decided to table this Amendment in order to do more research. Because of this action, Article 5 now becomes Article 4.

● Voting Article 5 – Building Code Amendment 1 - 3.1.1.1 - Sprinkler Systems

Amend: Section 3.1.1.1 – Sprinkler Systems of the Building Code to remove the words “all” and “and mobile homes” and add the words “not situated in a manufactured housing park as defined in RSA 205-A:1.

Purpose: To bring this section of the code into conformance with RSA 674:51, V.

Mr. Hadik explained this is a Building Code Amendment. RSA 674:51, V has been amended over the years. This Amendment is to bring the code into conformance with this RSA, regarding the requirement of automatic fire suppression sprinkler systems in new housing as it pertains to (*excludes*) “manufactured housing” (mobile homes).

Mr. Hadik noted that any changes in the Amendments discussed at this meeting cannot be applied retroactively.

***Ms. Richter moved to put Article 2, Zoning Amendment 1; Article 3, Zoning Amendment 2; and Article 5 (now 4), Building Code Amendment 1 on the ballot/warrant for Town Election/Meeting. Vice Chairman Sederquest seconded the motion. A vote was taken. All were in favor. The motion passed unanimously.***

**Future Meeting Dates**

- February 8 – no meeting scheduled
- February 22 –

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

The meeting was adjourned at 8:27 p.m.

Respectfully submitted,  
Beth Haggeli, Recording Secretary