

6-14-23: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester
Planning Board Meeting
Wednesday, June 14, 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
Mike Weider, Member
Elizabeth Richter, Member (joined at 7:02 p.m.)
Richard Snyder, Member (joined at 7:06 p.m.)
Selectman Chuck Myette, Liaison
Andrew Hadik, Town Planner

Guests and Members of the Public Present:

Ashley Friend, Licensing & Permitting Specialist, Eversource Energy
Stephanie Gardner, Project Services Specialist, Eversource Energy
Lindsey White, Project Manager, GZA
Chester PACT

Meeting Agenda

7:00 PM – General Business

1. Review & approve invoices, sign documents etc.
2. Review & approve the minutes of the 6/7/23 PB meeting.
3. Update on the Colby Farm subdivision lot title issue.
4. Groundwater monitoring plan for the Garabedian gravel pit.
5. Update on road recommendations to the Board of Selectmen for acceptance

7:15 - Public Hearings

1. Conditional Use Permit application by Eversource Energy (PSNH) for replacement of select utility poles on transmission line 373 in Chester. The structures require replacement due to age and weathering so the transmission lines can continue to function safely and reliably. This work will require temporary impacts to wetlands.

7:15 PM – Appointments - None scheduled

Non-Public Session - None scheduled

Meeting Minutes

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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 of the 6/7/23 PB meeting.

Mr. Weider moved to approve the minutes of the 6/7/23 Planning Board meeting as written. Vice Chair Sederquest seconded the motion. A vote was taken. All were in favor. The motion passed 4-0-0.

3. Update on the Colby Farm subdivision lot title issue.

Mr. Hadik reported the land clearing has been completed and the road is being grubbed. There has been an issue with heavy equipment bogging down. Jim O'Brien, site engineer from DuBois & King, recommended digging test pits to see how far down they will have to go to make sure they are not on any organic soil, so they have a good road base. Mr. Hadik said he had advised that if any field changes are recommended (*by the contractor or DuBois & King*), such as additional drainage, he should be notified, so he can inform the Board.

4. Groundwater monitoring plan for the Garabedian gravel pit.

Mr. Hadik noted that after the discussion on the “twinned” monitoring well locations at the last meeting, he received a follow-up map from The Dubay Group project engineer. He verified the new locations matched what the Board had discussed with Consultant Rob Tardif and Site Supervisor Jason Brown.

5. Update on road recommendations to the Board of Selectmen for acceptance

Mr. Hadik reported for Gladys Nicoll Lane, Mr. Oleson has paid all invoices.

For the Southwoods roads, the third iteration of the as-builts has been submitted, but he has not heard from Jeff Adler. The STOP bars have been painted. Selectman Myette said the Board of Selectmen generally prefer that everything is completed before a road is accepted; they would prefer not to do a conditional acceptance. Mr. Hadik noted that if the conditions of approval are not met by the July 31st deadline, he will inform the Selectboard, and the conditional acceptances can be cancelled.

7:15 PM – Public Hearings

1. Conditional Use Permit application by Eversource Energy (PSNH) for replacement of select utility poles on transmission line 373 in Chester. The structures require replacement due to age and weathering so the transmission lines can continue to function safely and reliably. This work will require temporary impacts to wetlands.

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Mr. Weider moved to open the public hearing on the Conditional Use Permit application by Eversource Energy (PSNH) for replacement of select utility poles on transmission lines 373 in Chester. Mr. Snyder seconded the motion. A vote was taken. All were in favor. The motion passed 6-0-0.

Ms. Lindsey White presented the CUP application to the Board. They will be replacing a wood pole #272 with a steel pole. It will require temporary impacts to the wetlands. They will use temporary timber matting, which will be removed once the work is completed.

After this work there will still be six wooden poles left in the Town of Chester on the 373 and 391 transmission lines. Mr. Weider asked when these would be replaced. Ms. Ashley Friend said this will occur when they fail inspection. Mr. Weider noted that as long as there is work done on these lines, the area cannot return to a natural state, which makes a clear road for ATVs.

Ms. Friend said every three years, the area under the lines is mowed to maintain access. They also remove hazard trees that threaten the high-voltage transmission lines. They will work with the property owner, if the trees are not on the easement. There is also a trimming program, keeping in mind the health of the tree. Mr. Hadik noted most of the land under these lines (373 and 391) are owned by Eversource.

Mr. Hadik read a letter from abutter Scott Carroll noting the area where pole 272 is being replaced can get very wet and suggesting that standard site measures may require augmentation.

There was no public comment.

Mr. Snyder moved to close the public hearing. Ms. Richter seconded the motion. A vote was taken. All were in favor. The motion passed 6-0-0.

Mr. Snyder moved to grant the Conditional Use Permit application by Eversource Energy (PSNH) for replacement of pole 272 on transmission line 373 in Chester. Ms. Richter seconded the motion. A vote was taken. All were in favor. The motion passed 6-0-0.

Future Meeting Dates

- June 28 –

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

The meeting was adjourned at 7:26 p.m.

Respectfully submitted,
Beth Hanggeli, Recording Secretary