

6-28-23: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester
Planning Board Meeting
Wednesday, June 28, 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:

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

Members Absent:

Brian Sullivan, Chairman
Richard Snyder, Member

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 of the 6/14/23 PB meeting.
3. Discuss Colby Farm Lot 5-97 title issue.
4. Colby Farm construction update.

7:15 - Public Hearings - None scheduled

7:15 PM – Appointments

1. Discussion with Victor Chouinard, Chairperson, and Nick Tranquillo, Member, Chester Conservation Commission to discuss the Natural Resource Inventory (NRI) and Open Space Conservation sections of the Master Plan update.

Non-Public Session - None scheduled

Meeting Minutes

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

7:00 PM – General Business

6-28-23: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

1. Review & approve invoices, sign documents, etc.

Documents and invoices were reviewed and signed.

2. Review & approve the minutes of the 6/14/23 PB meeting.

On line 82, "have" should be "has."

Mr. Weider moved to approve the minutes of the 6/14/23 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. Discuss Colby Farm Lot 5-97 title issue.

Mr. Hadik updated the Board on the Colby Farm Lot 5-97 and North Woods Lot 8-16 title issue. The attorneys have agreed these the title discussions for these lots are separate issues and need to be resolved separately. Attorney Bisson notified Mr. Hadik that the draft warranty deed with deed restrictions has been signed. The Chester Conservation Commission has agreed the warranty deed, easement, and title insurance should be accepted. The developer is providing \$100,000 title insurance in case the portion of the open space that used to be Lot 5-97 is disputed.

4. Colby Farm Construction Update.

Mr. Hadik spoke with Jim O'Brien (field inspection engineer, DuBois & King), who said they have encountered more organic soils than expected in the first 400 feet off Route 121. They will be requesting a field change to build up the road base.

7:15 PM – Appointments

1. Discussion with Victor Chouinard, Chairperson, and Nick Tranquillo, Member, Chester Conservation Commission to discuss the Natural Resource Inventory (NRI) and Open Space Conservation sections of the Master Plan update.

Mr. Hadik said the Conservation Commission has received an RFP from Moosewood Ecological but are waiting for one from another company. The Board discussed who should support the cost of performing an NRI as part of the Master Plan and recommended the Conservation Commission should fund as much of the cost as possible, as it is part of the Town conservation efforts. There is a reference to open space in the Master Plan.

Future Meeting Dates

- July 12 –
- July 26 –

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 7:23 p.m.

Respectfully submitted,
Beth Hanggeli, Recording Secretary