

7-26-23: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester
Planning Board Meeting
Wednesday, July 26, 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
Richard Snyder, Member
Mike Weider, Member
Elizabeth Richter, Member
Selectman Chuck Myette, Liaison
Andrew Hadik, Town Planner

Guests and Members of the Public Present:

Tim Peloquin
Victor Chouinard, Chester Conservation Commission chair
Nick Tranquillo, Chester Conservation Commission member
Jeff Littleton, Moosewood Ecological
Chester PACT

Meeting Agenda

7:00 PM – General Business

1. Review & approve invoices, sign documents etc.
2. Review & approve the minutes of the 6/28/23 PB meeting.
3. Discuss release of the remaining construction bond for the Gladys Nicoll Lane subdivision.
4. Garabedian gravel pit – Stowe Road concerns.

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 Open Space Conservation Plan and Natural Resource Inventory (NRI) sections of the Master Plan update.

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 of the 6/28/23 PB meeting.

Mr. Weider moved to approve the minutes of the 6/28/23 Planning Board meeting as amended. Ms. Richter seconded the motion. A vote was taken. All were in favor except Chairman Sullivan and Mr. Snyder, who abstained. The motion passed 4-0-2.

3. Discuss release of the remaining construction bond for the Gladys Nicoll Lane subdivision.

Mr. Hadik reported there was a request to release the remaining construction bond of \$4,025 for the Gladys Nicoll Lane subdivision, which covered the cost of as-built plans and a contingency amount. The as-builts have been approved by Jeff Adler, all bills have been paid, and Gladys Nicoll Lane is ready for acceptance.

Mr. Weider moved to approve the Map 4, Lot 67-20, Oleson Construction bond reduction from \$4,025 to \$0. Vice Chairman Sederquest seconded the motion. A vote was taken. All were in favor. The motion passed 6-0-0.

4. Garabedian gravel pit – Stowe Road concerns.

Mr. Hadik updated the Board on the current status of the project. He shared an email from Town Administrator Deb Doda regarding some complaints from an abutter regarding Stowe Road:

- a. ***“They are constantly adding more and more stone to the road, and it is getting wider and wider. Also, it is more difficult to traverse on foot or bike because of the stone.”*** According to Jason Brown (site foreman) they only added finer material once to the entire length of the road. There is one soft spot near Fremont Road where material has been added a few more times because of the water coming across from the Town’s lot. This is due to the unseasonable amount of rain we have been experiencing. He shared a video with Mr. Hadik of someone bicycling on the road without difficulty. The only widening of the road done was the addition of the requested turnout.
- b. ***“Groundhog "subs" are turning right on Fremont Road.”*** Mr. Brown said this only occurred once, and the contractor was made aware they will not be sold any material if they do this again.
- c. ***“Trucks are parking at and blocking the intersection.”*** The landscaper comes weekly to mow the grassed entrance area. He parks his truck & trailer on the east side of the paved apron, but leaves enough space to pass. Mr. Hadik noted that, at the other end of the road, vehicles are currently parked along a row of rocks that have been set back from the right-of-way / property line, but it is

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still possible to drive past them. The vehicles will park inside of the rocks once the construction of the operations staging area has been completed.

- d. **“The paved apron is swept every day, which creates a cloud of dust, and could it be washed instead.”** The road is being swept daily due to the current weather conditions. Mr. Brown said if the road was washed, it would send silt into the wetland areas. He is required to keep the apron and Fremont Road clean per the conditions of approval.

Mr. Hadik noted a resident has erected a basketball hoop on the edge of the paved apron, in the Town right-of-way. There has been a near-miss with a child chasing a ball in front of a truck. There are now two skateboard ramps there as well. The Town has created an action plan, with input from Town counsel and Supervisor of Roads Piper. The Board discussed the Town's responsibility in this type of situation.

Mr. Hadik relayed Mr. Brown would like to invite the Board members to come and visit the site to see how everything is being operated. Mr. Hadik noted Mr. Brown is proud of their tidiness and the way operation is being conducted.

The Board discussed the number of trucks accessing the site and how many belong to customers, and if the amount of material being removed is being tracked. There was no restriction established as to the number of trucks accessing the site. Mr. Hadik will share the Board's discussion with Town Administrator Doda.

7:15 PM – Public Hearings

None scheduled

7:15 PM – Appointments

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

Mr. Chouinard explained that the Chester Conservation Commission has contracted with Moosewood Ecological to update the Open Space Conservation Plan and Natural Resource Inventory (NRI). The Board discussed the intent of performing the survey and how the information gathered would be used when writing the conservation sections of the Master Plan update. The last NRI was completed in 2007. Mr. Chouinard explained having an NRI is a requirement of all Conservation Commissions. The information can be used by the Conservation Commission to rank and identify properties being considered to purchase.

Mr. Littleton explained their process of collecting and refining data when performing the survey. He noted this information can help the Planning Board as they examine the natural resources for areas under question. He described the community outreach currently underway for this project.

Mr. Hadik noted the importance of protecting the portion of the Massabesic Lake Watershed located in Chester because many other cities and towns obtain their water from this watershed. He also

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recommended more attention to plan for a few “greenways” across the Town. Mr. Littleton explained how the information they are collecting will help with this.

Selectmen Myette mentioned that a highly detailed survey has been done by Moosewood Ecological on 40 acres at Spring Hill Farm. He described the discoveries and results as very interesting.

Mr. Chouinard commended Moosewood on the level of communication they have established with the Conservation Commission.

Future Meeting Dates

- August 2 –
- August 9 –
- August 23 – LaMontagne Builders & Granite Engineering conceptual discussion

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

The meeting was adjourned at 8:02 p.m.

Respectfully submitted,
Beth Hanggeli, Recording Secretary