

8-23-23: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester
Planning Board Meeting
Wednesday, August 23, 2023**

Approved Minutes

The meetings are broadcast live on Comcast Channel 6, 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:

Jeff Merritt, Granite Engineering
Brent Cole, Granite Engineering
Bob LaMontagne, LaMontagne Builders Inc.
Dana Finn, Fairwind Properties, Inc.
Eli Leino, Attorney with Bernstein Shur
Tim Peloquin, Promised Land Surveying
Chester PACT

Meeting Agenda

7:00 PM – General Business

1. Review & approve invoices, sign documents etc.
2. Review & approve the minutes of the 7/26/23 PB meeting.
3. FYI, Raymond Excavation & Site Plan Reviews – RPC Regional Impact Memo.
4. Discuss Blasting Inspection flyer.
5. Garabedian Gravel Pit update.
6. Colby Farm update.
7. Chesterbrook Subdivision lot-line issue.
8. Mill Pine Village gravel operation.

7:15 - Public Hearings

None scheduled.

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7:15 PM – Appointments

1. Conceptual discussion with LaMontagne Builders & Granite Engineering for a subdivision south of Pulpit Rock Road.

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

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

Documents and invoices were reviewed and signed.

2. Review & approve the minutes of the 7/26/23 PB meeting.

On line 132, "Mr." was added to Chouinard.

Mr. Weider moved to approve the minutes of the 7/26/23 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. FYI, Raymond Excavation & Site Plan Reviews – RPC Regional Impact Memo.

Mr. Hadik noted a regional impact memo was received from the Rockingham Planning Commission. The excavation site at Exit 4 off Route 101 is going through an excavation permit application to expand the excavation area, as well as site plan review for a 15-acre, 450,000 square foot warehouse. Mr. Hadik does not believe Chester will be impacted by this excavation. The Board concurred.

4. Discuss Blasting Inspection flyer.

Mr. Hadik said a resident received a pre-blasting survey for the Garabedian gravel pit and sent Mr. Hadik a detailed list of questions and concerns. Mr. Hadik asked the Board if something needs to be added to the Town's excavation ordinance to alleviate some of these concerns in the future. The Board discussed the state and federal regulations on blasting and pre-blasting surveys, but these do not address the homeowner's questions and concerns. Selectman Myette noted the homeowner should address the communication issue with the blasting company's consultant; these are not Town issues.

5. Garabedian Gravel Pit update.

Mr. Hadik reported a concern from a resident regarding large stone cobbles on the road, which could be a safety hazard, especially to motorcycles. The resident questioned if they were falling off the sides of the gravel trucks. Mr. Hadik shared an email response from Site Supervisor Jason Brown who said he

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believes the rocks are being picked up from the site between the dual tires on the trucks. Selectman Myette noted there is a buildup of smaller material at the Fremont Road/Route 102 intersection. Mr. Brown is instructing drivers to inspect between the dual tires. Mr. Weider challenged the possibility of rocks being between the tires, as it is a DOT violation.

6. Colby Farm update.

Mr. Hadik reported material was grubbed for the first hundred feet of the road. The replacement material has been determined not to meet the required specifications and must be removed. Test pits have been dug down the proposed centerline of the road. No underdrainage is required in the first 700 feet, as the seasonal high-water table does not come above the grubbing depth, but it does come above the grubbing depth further into the subdivision. The engineers have agreed they will have to do a field change and add an under-drainage design to the section of the road where this occurs. This field change will be reviewed by the Board.

Mr. Hadik updated the Board on the suit the developer has filed against the Town for the sprinkler system requirement. He listed the various regulations where the requirement is cited – some existing since 1987 – and the previous discussion in which the developer was involved and had prior knowledge of this requirement.

7. Chesterbrook Subdivision lot-line issue.

Mr. Hadik was notified by Building Inspector Bunker that there is a homeowner in the Chesterbrook subdivision that said he is attempting to purchase a 5-foot strip of “Common Area B” alongside his lot. He is negotiating with the HOA to buy the land. Mr. Hadik surmised this might be to deal with a setback issue. He thinks Board approval might be required, and the Board agreed Mr. Hadik has contacted Attorney Bennett for clarification.

8. Mill Pine Village gravel operation.

Selectman Myette received a complaint from a Mill Pine Village resident regarding metal debris and construction equipment left at the discontinued gravel operation. Mr. Hadik looked at imagery from June 23, 2023, and noted the operation appears to be inactive. The Board discussed following up to verify that the reclamation was done as required by the regulations. Mr. Hadik said he and Building Inspector Bunker reviewed the situation in early spring, and he will speak to Mr. Bunker about a site visit.

7:15 PM – Appointments

1. Conceptual discussion with LaMontagne Builders & Granite Engineering for a subdivision south of Pulpit Rock Road.

Jeff Merritt with Granite Engineering appeared before the Board for a conceptual discussion regarding a proposed open space development on three parcels totaling approximately 280 acres. Roughly 220 acres will go into conservation (open space), which will be contiguous with another conservation property in Chester and Sandown. A roadway is planned from Route 121 through the subdivision across the Sandown/Chester town line to a proposed road in a separate development in Sandown.

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The proposed 49 single-family residential lots will range in size from 1/2 acre to approximately one acre, with private septic systems. The water supply will be public, from Sandown. The water company will be Hampstead Water Co. There will also be a residential condo development consisting of 49 two- and three-family units. Mr. Hadik asked if any of the units will be for workforce housing, but the owner said it does not work for him financially.

Mr. Merritt described the setbacks and landscape buffers. They will be seeking a frontage variance on Pulpit Rock Road. Selectman Myette noted a conservation easement would be filed on the open space and pointed out the historic value of this property, with the Hazleton Mill and dam. The developer is using a total 20% unit-density bonus (comprised of 60% open space and historic preservation bonuses). The Board questioned the proposed drainage plan, and whether it would be open or closed drainage systems. From a maintenance cost standpoint, the Town prefers open drainage systems. Mr. Hadik suggested Mr. Merritt run the project past the Town's Technical Review Committee (TRC).

Mr. Merritt thanked the Board for their input, and said he would apply to the TRC.

Non-Public Sessions

None scheduled.

Future Meeting Dates

- September 6 –
- September 20 –
- September 27 –

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 8:24 p.m.

Respectfully submitted,

Beth Hanggeli

Recording Secretary