

9-13-23: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester  
Planning Board Meeting  
Wednesday, September 13, 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:**

Brian Sullivan, Chairman  
Evan Sederquest, Vice Chairman  
Richard Snyder, Member  
Elizabeth Richter, Member  
Selectman Chuck Myette, Liaison  
Andrew Hadik, Town Planner

**Members Absent:**

Mike Weider, 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 8/23/23 PB meeting.
3. Review and approve release of the remaining construction surety for the Southwoods Subdivision Phases I & II roads.
4. Discuss recommendation to Selectboard to approve Tim Peloquin as an Alternate to the PB.
5. FYI, 11/8/23 a team from NH DOT is coming to the PB to present findings & options for improvements to the intersection of Rtes. 102 & 121.
6. FYI, NHMA Roadways Legal Seminar on 10/4/23.
7. FYI, Transfer of Development Rights (TDR) webinar on 9/13/23.
8. Stowe Road discussion.

**7:15 - Public Hearings**

None scheduled.

**7:15 PM – Appointments**

None scheduled.

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## **Non-Public Sessions**

1. RSA 91 A:3, II: (I) Consideration of legal advice provided by legal counsel, either in writing or orally, to one or more members of the public body, even where legal counsel is not present.

## **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 8/23/23 PB meeting.**

*Vice Chairman Sederquest moved to approve the minutes of the 8/23/23 Planning Board meeting as written. Ms. Richter seconded the motion. A vote was taken. All were in favor except Chairman Sullivan and Mr. Snyder, who abstained. The motion passed 3-0-2.*

#### **3. Review and approve the release of the remaining construction surety for the Southwoods Subdivision Phases I & II roads.**

Mr. Hadik presented a letter from Jeff Adler recommending the release of the Phase 1 and Phase 2 road bonds, which includes both roads from Rte. 102 up to and including the roundabout.

*Mr. Snyder moved to release the bonds for the Southwoods Estates Phase 1 and Phase 2 of \$230,000 and \$90,000 respectively per the letter from DuBois & King, Inc. dated September 11, 2023, stating that all work has been completed to their satisfaction. Vice Chairman Sederquest seconded the motion. A vote was taken. All were in favor. The motion passed 5-0-0.*

#### **4. Discuss recommendation to Selectboard to approve Tim Peloquin as an Alternate to the PB.**

The Board agreed that Tim Peloquin should be recommended to the Selectboard as an alternate to the Planning Board. Mr. Hadik will request to have him scheduled for a meeting with the Selectboard.

#### **5. FYI, 11/8/23 a team from NH DOT is coming to the PB to present findings & options for improvements to the intersection of Rtes. 102 & 121.**

Mr. Hadik received a phone call from the engineer in charge of the engineering team working on the plan to improve the intersection of Routes 102 and 121. They would like to meet with the Board on November 8, 2023, to present their findings and discuss the two options. Mr. Hadik will invite the Selectboard, the Highway Safety Committee, and Supervisor of Roads Piper to attend this presentation.

#### **6. FYI, NHMA Roadways Legal Seminar on 10/4/23.**

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The Board agreed that Mr. Hadik should attend the New Hampshire Municipal Association Roadways legal seminar on October 4, 2023. The cost will be \$55.

**7. FYI, Transfer of Development Rights (TDR) webinar on 9/13/23.**

Mr. Hadik watched a transfer of development rights webinar by the Dover, New Hampshire, Town Manager and Town Planner, which was very informative. The Board discussed this topic. Mr. Hadik will forward the recording link and documents to the Board for review.

**8. Stowe Road discussion.**

Mr. Snyder noted there are large stones being used to surface Stowe Road and that this is too rough for horseback riders and cyclists. Mr. Hadik said the road was smoother in weeks past and the recent precipitation washing away fines could be causing the issue. The Board agreed the road needs to be dressed properly with finer crushed material. Mr. Hadik will speak with site supervisor Jason Brown.

Selectman Myette pointed out there is gravel accumulating at the Fremont Road intersection with Rte. 102 and the roads need to be periodically checked. Mr. Snyder noted the basketball hoop and skateboard ramps are still in place on the side of the paved portion of the road.

**7:15 PM – Public Hearings**

None scheduled.

**7:15 PM – Appointments**

None scheduled.

**Non-Public Sessions**

1. RSA 91 A:3, II: (I) Consideration of legal advice provided by legal counsel, either in writing or orally, to one or more members of the public body, even where legal counsel is not present.

***Ms. Richter moved to go into non-public session per RSA 91 A:3, II: (I) Consideration of legal advice provided by legal counsel, either in writing or orally, to one or more members of the public body, even where legal counsel is not present. Mr. Snyder seconded the motion. A roll call vote was taken: Sullivan – aye, Richter – aye, Sederquest – aye, Snyder – aye, Myette – aye. The motion passed unanimously.***

The Planning Board went into non-public session at 7:32 pm.

The Planning Board came out of non-public session at 8.29 pm.

***Ms. Richter moved to come out of non-public. Vice Chairman Sederquest seconded the motion. A roll call vote was taken. Sullivan – aye, Richter – aye, Sederquest – aye, Snyder – aye, Myette – aye. The motion passed unanimously.***

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141 ***Ms. Richter moved to seal the minutes of the non-public session until the Board determines the release***  
142 ***will not render the discussed action ineffective . Vice Chairman Sederquest seconded the motion. A***  
143 ***roll call vote was taken. Sullivan – aye, Richter – aye, Sederquest – aye, Snyder – aye, Myette – aye.***  
144 ***The motion passed unanimously.***

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

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#### 149 **Future Meeting Dates**

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- 151 • September 27 –
- 152 • October 4 – Houston SPR
- 153 • October 11 –
- 154 • October 25 – Start CIP project reviews

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156 ***A motion was made and seconded to adjourn the meeting. A vote was taken. All were in favor. The***  
157 ***motion passed unanimously.***

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159 The meeting was adjourned at 8:35 p.m.

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161 Respectfully submitted,  
162 Beth Hanggeli, Recording Secretary