

9-27-23: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester
Planning Board Meeting
Wednesday, September 27, 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
Richard Snyder, Member
Elizabeth Richter, Member (joined at 7:20 p.m.)
Mike Weider, Member
Selectman Chuck Myette, Liaison
Andrew Hadik, Town Planner

Members Absent:

Brian Sullivan, Chairman

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 9/13/23 PB meeting.
3. FYI, Chester projects funding in NH DOT's newest Ten-Year Plan (TYP) update.
4. Garabedian Gravel Pit discussion.
5. Review draft Planning Department Plan requested by Selectboard.
6. Discuss amendments to Subdivision & Site Plan Review surety regulations required by HB78.

7:15 - Public Hearings

None scheduled.

7:15 PM – Appointments

1. David Haddad re: Stacy Lane subdivision - to discuss an open space signage waiver request & a timing issue in the conditions of approval.

Non-Public Sessions

None scheduled.

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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 9/13/23 PB meeting.

Mr. Weider moved to approve the minutes of the 9/13/23 Planning Board meeting as written.

Selectman Myette seconded the motion. A vote was taken. All were in favor except Mr. Weider, who abstained. The motion passed 3-0-1.

3. FYI, Chester projects funding in NH DOT's newest Ten-Year Plan (TYP) update.

Mr. Hadik reported the Ten-Year Plan (TYP) for the Southern New Hampshire Planning Commission area was reviewed last week. The TYP update includes funding for two Chester DOT-funded projects. The first has ~\$2.3 million in funding for the improvements to the Rtes. 102 & 121 intersection in the center of Town. That work is currently scheduled for 2026. The second has ~2.1 million in funding for the replacement of the Shepard Home Road bridge. That work is currently scheduled for 2029. Supposedly the Town can request to substitute the Hansen Road bridge for the Shepard Home Road bridge when the time comes. Both are bridges over the Exeter River; however, Hansen is more strategic to Chester's internal traffic flow. The Board discussed the need to include funding for the Town's cost share of these projects in the CIP.

4. Garabedian Gravel Pit discussion.

Mr. Hadik shared correspondence with Jason Brown, the site supervisor of the Garabedian gravel pit project:

Blasting - The owner of the nearby Chesterbrook School of Natural Learning is concerned that if blasting mats are not used during blasting, stray rocks might fall onto their property; possibly endangering the students who are educated outdoors. Site Foreman Jason Brown said he believes mats will be used. The Board discussed the conditions under which blasting mats could be used and decided to invite Mr. Brown to appear before the Board to discuss the situation.

Blasting Schedule - Environmental engineer Mark Tardif's SWPPP report of 9/19/23 mentions that more ledge is being encountered, and that blasting will commence as soon as enough ledge is exposed to make the cost of blasting worthwhile.

The monitoring wells have only been sampled once, back on July 12th. The Board discussed requesting another round of sampling before blasting to verify the baseline, but decided the July data would be more relevant.

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Stowe Road surface dressing - The Board discussed the condition of the surface of Stowe Road and agreed to inspect it individually and report at the next meeting.

5. Review draft Planning Department Plan requested by Selectboard.

Mr. Hadik reported the Selectboard requested staffing and succession planning be done by various Town departments. He shared the draft Planning Department plan with the Board. Selectman Myette explained the intention behind this request, which is to help departments identify and plan how they want to develop. He said this information will help manage budgets and warrant articles. The Board discussed current and future staffing needs in the Planning Department.

6. Discuss amendments to Subdivision & Site Plan Review surety regulations required by HB78.

The Board discussed the amendments made to the subdivision and site plan review surety regulations to bring them into line with the requirements of HB78. Mr. Hadik compiled these with the assistance of Attorney Bennett. The Board posed clarifying questions that Mr. Hadik will discuss with Attorney Bennett.

7:15 PM – Public Hearings

None scheduled.

7:15 PM – Appointments

1. David Haddad re: Stacy Lane subdivision - to discuss an open-space signage waiver request & a timing issue in the conditions of approval.

Mr. Haddad appeared before the Board to request a waiver regarding changing the spacing of signage on the open space from 50 feet to 100 feet. The signs protecting the wetlands would remain at 50 feet. The Board stressed that for conservation reasons, the signs close to the homes should remain at 50-foot intervals. This requirement has been waived in the past.

Mr. Snyder moved to grant the waiver request from DJ Development of Derry, David Haddad, requesting a waiver from Section 4.13.3, Permanent Monumentation, as requested in his letter dated September 27, 2023. Ms. Richter seconded the motion. A vote was taken, all were in favor. The motion passed unanimously.

Mr. Haddad also requested permission to wait seven days to post the open space after the trees are cut. He explained there are already markers along the no-cut zone and he is concerned the signs will be damaged when the trees are cut. The Board expressed concern that without the signs, equipment will drive in the no-cut zone. They agreed the signs should be posted as originally required.

Non-Public Session

1. RSA 91-A:3, II(c) Matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of this board, unless such person requests an open meeting. This exemption shall extend to include any application for assistance or tax

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abatement or waiver of a fee, fine or other levy, if based on inability to pay or poverty of the applicant.

Mr. Weider moved to go into non-public session per RSA 91-A:3, II(c) Matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of this board, unless such person requests an open meeting. Selectman Myette seconded the motion. A roll call vote was taken: Sederquest – aye, Richter – aye, Weider – aye, Snyder – aye, Myette – aye. The motion passed unanimously.

The Planning Board went into non-public session at 8:21 pm.

The Planning Board came out of non-public session at 8.42 pm.

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

Selectman Myette moved to seal the minutes of the non-public session until the Board determines the release will not render the discussed action ineffective . Mr. Weider seconded the motion. A roll call vote was taken. Weider – aye, Richter – aye, Sederquest – aye, Snyder – aye, Myette – aye. The motion passed unanimously

Future Meeting Dates

- October 4 – Houston SPR
- October 11 – SUB & SPR surety regulations PH
- October 25 – Start CIP project reviews?

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

The meeting was adjourned.

Respectfully submitted,
Beth Haggeli, Recording Secretary