

10-11-23: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester
Planning Board Meeting
Wednesday, October 11, 2023**

Draft Approved

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
Mike Weider, Member
Selectman Chuck Myette, Liaison
Andrew Hadik, Town Planner

Members Absent:

Elizabeth Richter, Member

Guests and Members of the Public Present:

David Haddad, DJ Development, LLC
Doug MacGuire, The Dubai Group
Chester PACT

Meeting Agenda

7:00 PM – General Business

1. Review & approve invoices, sign documents etc.
2. Review & approve the minutes of the 10/4/23 PB meeting.
3. Garabedian Gravel Pit – road surface & blasting discussions.
4. Discuss amendments to Subdivision & Site Plan Review surety regulations required by HB78.

7:15 PM – Appointments

1. David Haddad, DJ Development, LLC, re: Conceptual discussion for a subdivision off Rte. 121 aka Hampstead Road.

7:15 - Public Hearings

None scheduled.

Non-Public Sessions

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 10/4/23 PB meeting.

On line 167, strike the sentence, "Mr. Lopez said yes." On lines 104-105, the speaker and subject of the sentence need to be defined.

Mr. Weider moved to approve the minutes of the 10/4/23 Planning Board meeting as amended. Vice Chair Sederquest seconded the motion. A vote was taken. All were in favor except Mr. Snyder, who abstained. The motion passed 4-0-1.

3. Garabedian gravel pit - road surface and blasting discussions.

The Board discussed the condition of the surface of Stowe Road. The consensus is that it is rough, almost like cobblestones, and that finer material needs to be applied.

Mr. Hadik reported the owner of the blasting company said he offered pre-blast surveys to the 21 closest surrounding homes. Of those homes, one-third did not respond to the offer and three refused the survey. Mr. Hadik believes the three that refused used their own pre-blast surveyors. Mr. Hadik asked about the format of the reports and was told they are a combination of photographs and/or videotape, with a running monologue of what they are seeing. They will only release this information to the homeowners. Selectman Myette said there was no text associated with his report, only photographs.

The Board reviewed the blasting reports. The blaster reported he was surprised at how easily the rock was breaking up. Groundhog has been removing the top 10+ feet of rock, as it is weathered and loose, which has decreased the depth the blaster is having to drill. The blaster reported they have set geophones at the Chesterbrook School of Natural Learning and at another property and some are not being triggered, as the ground is absorbing much of the blast. While the director of the school reports not feeling the blast, Selectman Myette said he does feel the vibrations at his home.

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

Mr. Hadik shared a draft copy of the surety regulations that address the changes required by HB78 that he and Attorney Bennett drafted. He reviewed the proposed changes.

Mr. Snyder moved to move to public hearing the proposed changes to Article 3.9 as presented by Town Planner Hadik and reviewed and recommended by Attorney Steve Bennett on October 11, 2023.

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Mr. Weider seconded the motion. A vote was taken, all were in favor. The motion passed unanimously.

7:15 PM – Appointments

1. David Haddad, DJ Development, LLC, re: Conceptual discussion for a subdivision off Rte. 121 aka Hampstead Road.

Doug MacGuire and David Haddad appeared before the Board for a conceptual discussion. They presented a proposal for a subdivision of 30 smaller studio/one-bedroom rental homes that meet the workforce housing requirements, but are standalone structures. They realize these do not meet the Town ordinances, so might require variances.

The Board discussed the proposed size of the homes and the layout. There will be community well and septic systems.

Regarding the need for variances, Mr. Snyder noted the ZBA would look to the Planning Board for support. The Board expressed the need for this type of housing in Chester.

The Board discussed whether this development would fall under Article 6 (Open Space Subdivision) or 7 (Age-Friendly Subdivision) of the zoning ordinances. Mr. Hadik suggested considering it as workforce housing, as it is needed in Chester.

Mr. Hadik noted Mr. Haddad has offered to reserve up to five units for Chester employees. This could be useful to retain Fire and Police Department personnel. The Board discussed how and if this would be feasible.

After a prolonged discussion, the Board recommended the applicant further define the plan before returning for approval.

7:15 PM – Public Hearings

None scheduled.

Non-Public Session

None scheduled.

Future Meeting Dates

- October 25 – SUB & SPR surety regulations PH, Start CIP project reviews?

Vice Chair Sederquest moved to adjourn the meeting. Selectman Myette seconded the motion. A vote was taken. All were in favor. The motion passed unanimously.

The meeting was adjourned at 8:46 p.m.

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142 Respectfully submitted,
143 Beth Haggeli, Recording Secretary