

1-10-24: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester
Planning Board Meeting
Wednesday, January 10, 2024
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, Chair
Evan Sederquest, Vice Chair
Elizabeth Richter, Member
Richard Snyder, Member
Mike Weider, Member (joined at 7:03 p.m.)
Eric Swanson, Alternate
Andrew Hadik, Town Planner

Members Absent:

Selectman Chuck Myette, Liaison

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 12/20/23 PB meeting.
3. Review & discuss drafts of proposed Subdivision and Site Plan Review amendments.
4. Review & discuss drafts of proposed Zoning amendments.

7:15 PM – Appointments

None scheduled.

Public Hearings

None scheduled.

Non-Public Sessions

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.

Meeting Minutes

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Chair Sullivan called the meeting to order at 7:00 p.m. and announced that Mr. Swanson will sit in for Mr. Weider.

7:00 PM – General Business

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

Documents and/or invoices were reviewed and signed.

2. Review & approve the minutes of the 12/20/23 PB meeting.

Line 51 should be Chairperson Sullivan instead of Vice Chair Sederquest.

Vice Chair Sederquest moved to approve the minutes of the 12/20/23 Planning Board meeting as amended. Ms. Richter seconded the motion. A vote was taken. All were in favor, except Mr. Snyder, who abstained. The motion passed 4-0-1.

Mr. Weider joined the meeting, so Mr. Swanson returned to alternate status.

3. Review & discuss drafts of proposed Subdivision and Site Plan Review amendments.

Mr. Hadik shared drafts of proposed subdivision (SUB) and site plan review (SPR) amendments:

- The Board discussed the need to add a requirement to the SUB regulations for a legend key in the graphic presentation. True north versus magnetic north should be specified on plans.
- Under the Road Design Standards in the SUB regulations, road base and other terms were used interchangeably, and the base layers were listed in an upside-down order. Clarification edits have been made. The type of gravel (bank-run gravel) required for the middle base layer in road construction was discussed. A requirement for test pits was added. These proposed amendments to the SUB road construction requirements have been mirrored in the SPR regulations.
- The Board discussed and agreed to add sections clarifying vesting requirements for SUB and SPR regulations.
- The Board discussed the definition of an SPR and who determines the scope of the individual SPRs. The Board agreed that the ZBA cannot waive the requirement for SPRs. The Board decides when a SPR is required, and the scope and detail of the SPR is determined by the nature of the project.

4. Review & discuss drafts of proposed Zoning amendments.

Mr. Hadik presented proposed zoning amendments. They will not be finalized until the Building Inspector returns to the office.

- He noted that Article 7-B, affordable and workforce housing open-space development is a work in progress.
- Two amendments are needed in Article 4 – Signs regarding the permanent sign and the temporary large sales sign at the entrances to subdivisions. These items did exist and were somehow omitted during the redrafting after the Supreme Court's First Amendment ruling on signs, so they are being reinstated. Mr. Snyder noted that these signs are optional, not required.
- The Board discussed the definition of frontage.

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- The Board discussed requirements regarding the use of recreational vehicles as temporary living quarters, the permitting requirements for this use, and the length of stays and other requirements proposed by the Building Inspector. The Board agreed to continue the discussion at a later date.
- The Board discussed a draft of the definition of a general store.
- The Board discussed the need for a limitation on impervious surfaces for internal building lots in Open Space subdivisions, and agreed to a 15% limitation which is the same limitation as for conventional lots.

Non-Public Sessions

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.

Mr. Snyder 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/s, other than a member of this board. Ms. Richter seconded the motion. A roll call vote was taken: Sullivan - aye, Richter - aye, Sederquest – aye, Weider – aye, Snyder – aye.

The Planning Board went into non-public session at 8:24 pm.

The Planning Board came out of non-public session at 8:26 pm.

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

Mr. Snyder moved to seal the minutes of the non-public session. Mr. Weider seconded the motion. A roll call vote was taken. Sullivan - aye, Sederquest – aye, Richter – aye, Weider – aye, Snyder - aye. The motion passed unanimously.

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

The meeting was adjourned.

Future Meeting Dates

- January 24 –
- February 7 –
- February 8 – PB budget review w Selectboard,
- February 14 –
- February 28 –

Respectfully submitted,
Beth Hanggeli, Recording Secretary