

2-21-24: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester
Planning Board Meeting
Wednesday, February 21, 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
Mike Weider, Member
Eric Swanson, Alternate
Selectman Chuck Myette, Liaison
Andrew Hadik, Town Planner

Members Absent:

Richard Snyder, 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 1/24/24 PB meeting.
3. Review & approve Fire Department request for release of \$6,500 in impact fees for portable radio batteries.
4. Review draft update of CIP and set a public hearing date for adoption.
5. Discuss update of Town Master Plan.

7:00 PM – Appointments

1. Building Inspector Myrick Bunker to discuss potential zoning amendment for Section 4.6 – Recreation Vehicles.

Public Hearings

None scheduled.

Non-Public Session

None scheduled.

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Meeting Minutes

Chair Sullivan called the meeting to order at 7:00 p.m. He announced Eric Swanson will be filling in for Rick Snyder.

7:00 PM – General Business

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

There were no documents to review or sign.

2. Review & approve the minutes of the 1/24/24 PB meeting.

Mr. Weider moved to approve the minutes of the 1/24/24 Planning Board meeting as written. Ms. Richter seconded the motion. A vote was taken. The motion passed unanimously.

3. Impact Fee Request – Fire Department

Mr. Weider moved to approve the release of \$6,500 in impact fees for portable radios for the Fire Department, per the letter from Chief Gladu of February 20, 2024. Vice Chair Sederquest seconded the motion. A vote was taken. The motion passed unanimously.

4. Review draft update of CIP and set a public hearing date for adoption.

Mr. Hadik reviewed the current draft of the CIP. He noted changes, including potentially moving the Halls Village Road culvert projects out a year and reallocating a few years of highway projects. He suggested this might be necessary, as the CIP is requesting \$3.1 million in Highway projects for the next fiscal year. Mr. Weider pointed out the CIP is a working document that can change based on funding. Mr. Hadik agreed, emphasizing this is a planning tool and the voters decide what they are willing to fund.

Mr. Weider moved to bring the CIP to public hearing on March 13, 2024. Ms. Richter seconded the motion. A vote was taken. The motion passed unanimously.

5. Discuss update of Town Master Plan.

Mr. Hadik asked for suggestions the Board would like brought up at the Master Plan kickoff meeting which starts at 8:00 am on March 5, 2024. This first meeting will be a brainstorming session. He has put together an ad hoc committee that includes 3-5 staff members from the Southern New Hampshire Planning Commission and local representatives. The local representatives include Selectperson Dana Theokas, Library Director Kandace Knowlton, Conservation Committee Chair Victor Chouinard, Conservation Member Nick Tranquillo, Mr. Hadik, and by extension, the Board members. All drafts of the plan will be reviewed by the Planning Board. Mr. Weider suggested methods of ensuring increased public participation. Mr. Hadik will revisit this topic at the next Board meeting.

6. Legislative Update

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Mr. Hadik shared information on five bills (*HB 1053, HB 1291, HB 1361, HB 1399, and HB 1400*) being proposed by the Legislature that will strip away many local zoning controls. He said these will dramatically affect the character of towns like ours.

7:00 PM – Appointments

1. Building Inspector Myrick Bunker to discuss potential zoning amendment for Section 4.6 – Recreation Vehicles.

Mr. Bunker appeared before the Board to discuss potential zoning amendments regarding recreational vehicles (RVs). He noted the ordinance says a permit is required if a RV is on a property for more than two weeks. However, he has no parameters for issuing or denying said permit. He requested the ordinance be fixed or removed.

The Board discussed situations where an RV could be on a property for longer than two weeks. They agreed other methods exist for dealing with possible violations. They discussed and agreed on proposed amendments to the draft amendment of ordinance (*posted online*).

Mr. Weider moved to take this zoning ordinance as amended to public hearing on March 13, 2024. Ms. Richter seconded the motion. A vote was taken. The motion passed unanimously.

Future Meeting Dates

- February 28 – PH amendments to Zoning regs, SUB and SPR regulations.
- March 5 – Master Plan Kickoff Meeting @ 8:00 am.
- March 6 –
- March 13 – PH for Ragnarsson 1-Lot Subdivision, CIP Update PH, Section 4.6 zoning amendment PH,
- March 27 –

Ms. Richter moved to adjourn the meeting. Vice Chair Sederquest seconded the motion. A vote was taken. The motion passed unanimously.

The meeting was adjourned.

Respectfully submitted,
Beth Hanggeli, Recording Secretary