

2-28-24: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester
Planning Board Meeting
Wednesday, February 28, 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:

Evan Sederquest, Vice Chair
Elizabeth Richter, Member
Eric Swanson, Alternate
Selectman Chuck Myette, Liaison
Andrew Hadik, Town Planner

Members Absent:

Brian Sullivan, Chair
Richard Snyder, Member
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 2/21/24 PB meeting.
3. Discuss update of Town Master Plan.

7:00 PM – Appointments

1. Conceptual discussion with Scott Hammond regarding a private road into Derry.

Public Hearings

1. Proposed amendments to Zoning Regulations.
2. Proposed amendments to Subdivision Regulations.
3. Proposed amendments to Site Plan Review Regulations.

Non-Public Sessions - None scheduled.

Meeting Minutes

Vice Chair Sederquest called the meeting to order at 7:00 p.m. He announced that Mr. Swanson would be sitting in for Mr. Weider.

2-28-24: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

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 2/21/24 PB meeting.

Ms. Richter moved to approve the minutes of the 2/21/24 Planning Board meeting as written. Mr. Swanson seconded the motion. A vote was taken. The motion passed unanimously.

3. Discuss update of Town Master Plan.

The Board discussed the Master Plan. Mr. Hadik listed the volunteers for the Master Plan subcommittee. Ms. Richter expressed her enthusiasm for the makeup of the committee, and noted it would be useful to seek opinions from a broader swath of Town residents. Mr. Hadik said they expect to be doing a number of online surveys and in-person workshops/charrettes. The diversity of the subcommittee members is also expected to help include all age groups.

Selectman Myette suggested speaking with larger companies that are putting in mixed-used projects in other communities. Mr. Hadik observed these larger towns make it easier for developers to complete these projects by providing municipal sewer and water systems, and also tax breaks.

7:00 PM – Appointments

1. Conceptual discussion with Scott Hammond regarding a private road into Derry.

Mr. Hadik explained Scott Hammond has a 45-acre parcel in Derry that is accessed via a lot in Chester. He noted that the access Mr. Hammond is seeking could ultimately service up to nine or ten homes. Mr. Hadik believes the proposed road accessing this property should meet private road regulations instead of driveway regulations. The Board discussed the details of this property and road, including easements, utilities, access by emergency services, and right-of-ways.

Mr. Hammond currently has a 14-foot right of way across the Chester lot (M&L 3-3). He will approach the owners of this lot to see if he can negotiate a larger right of way in return for building the private road. The owners of this lot also own abutting property in Derry.

Public Hearings

1. Proposed Amendments to Zoning Regulations.

Ms. Richter moved to open the public hearing for proposed amendments to the Chester Zoning Ordinance. Mr. Swanson seconded the motion. A vote was taken. The motion passed unanimously.

2-28-24: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

Mr. Hadik reviewed the proposed amendments to the Chester zoning ordinances, including signage, Accessory Dwelling Units (ADUs) being permitted by right, frontage definitions, definition of a general store, and definition of a recreational vehicle. A maximum impervious surface area limitation was added for open space subdivisions to Table 1. He noted that zoning amendments are not retroactive. *Drafts of these proposed amendments are attached to these minutes.*

Proposed Amendments to Subdivision Regulations.

Ms. Richter moved to open the public hearing to discuss and approve proposed amendments to Chester's Subdivision Regulations. Mr. Swanson seconded the motion. A vote was taken. The motion passed unanimously.

1. Mr. Hadik reviewed the proposed amendments, including specifying the north arrow is a true north arrow, including a legend key, and wording around requiring a right-of-way be provided where a cul-de-sac touches another lot. The Board discussed changes to, and clarifications, of street and road design standards and street construction requirements. Mr. Hadik noted definitions for vesting (Active and Substantial Development or Building and Substantial Completion of Improvements) are being added to match the language used in the conditions of approval. *Drafts of these proposed amendments are attached to these minutes.*

Proposed Amendments to Site Plan Review Regulations.

Ms. Richter moved to open the public hearing to discuss and approve proposed amendments to Chester's Site Plan Review Regulations. Selectman Myette seconded the motion. A vote was taken. The motion passed unanimously.

Mr. Hadik reviewed the proposed amendments, including extending the term of conditional approval to two years to match the change of the state law, and adding changes to, and clarifications, for street and road design standards and street construction requirements. He noted the same definitions for vesting (Active and Substantial Development or Building and Substantial Completion of Improvements) are being added as well. *Drafts of these proposed amendments are attached to these minutes.*

Ms. Richter moved to close the public hearing for proposed amendments to the Chester Zoning Ordinance. Mr. Swanson seconded the motion. A vote was taken. The motion passed unanimously.

Ms. Richter moved to take the proposed amendments to the Chester Zoning Ordinance to the ballot at Town Elections. Mr. Swanson seconded the motion. A vote was taken. The motion passed unanimously.

Ms. Richter moved to close the public hearing and approve the proposed amendments to Chester's Subdivision Regulations and Site Plan Review Regulations as amended tonight. Vice Chair Sederquest seconded the motion. A vote was taken. The motion passed unanimously.

Article 7B - Workforce Housing Subdivision

2-28-24: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

137

138 The Board discussed a draft of a new article, Article 7B - Workforce Housing Subdivision. As explained
139 earlier, the article is in response to pending mandates from the State's legislature. This is still a work in
140 progress and will be reviewed again next week.

141

142 ***Ms. Richter moved to close the public hearing and approve the proposed amendments to the Chester***
143 ***site plan review regulations as amended tonight. Mr. Swanson seconded the motion. A vote was***
144 ***taken. The motion passed unanimously.***

145

146 **Future Meeting Dates**

147

- March 5 – Master Plan Kickoff Meeting @ 8:00 am.
- March 6 – Continue review of draft Zoning Article 7B –Workforce Housing.
- March 13 - Ragnarsson SUB PH, CIP Update PH, Section 4.6 zoning amendment PH
- March 27 –

148

149

150

151

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

154

155 The meeting was adjourned.

156

157 Respectfully submitted,

158 Beth Haggeli, Recording Secretary