

3-27-24: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

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**Town of Chester  
Planning Board Meeting  
Wednesday, March 27, 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  
Eric Swanson, Alternate  
Selectman Chuck Myette, Liaison  
Andrew Hadik, Town Planner

**Members Absent:**

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 3/13/24 PB meeting.

**7:00 PM – Appointments - None scheduled**

**Public Hearings**

1. Zoning Amendment – To add Article 7B – Fair Market Rental Housing.

**Non-Public Sessions - None scheduled.**

**Meeting Minutes**

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

**7:00 PM – General Business**

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

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48 Documents and/or invoices were reviewed and signed.

49

50 **2. Review & approve the minutes of the 3/13/24 PB meeting.**

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52 ***Ms. Richter moved to approve the minutes of the 3/13/24 Planning Board meeting as written. Vice***  
53 ***Chair Sederquest seconded the motion. A vote was taken. The motion passed unanimously.***

54

55 **7:00 PM – Old Business**

56

57 Mr. Hadik reported that about two years ago Tom Edwards and Christine Szostak of Wason Road  
58 contacted him regarding stormwater runoff issues they were experiencing. At the time, the Board had  
59 the situation investigated. He relayed he had been notified that Mr. & Mrs. Edwards and Ms. Szostak  
60 had met with the Selectboard a couple of weeks ago. They contacted him again a couple days ago,  
61 saying they had been directed to meet and review their drainage issue with the PB. He was told Mr.  
62 Edwards claimed there was “something” on the original plan that was not on the approved plan. Mr.  
63 Hadik noted it has been verified that the stormwater retention and infiltration structures in the JEMCO  
64 subdivision had been built according to the approved plans.

65

66 Selectboard Chairman Myette confirmed meeting. He thinks the flow from the upgradient side is  
67 proper. What needs to be looked at is the flow on the Edwards’ and Szostak’s properties. Is the flow  
68 backing up more now because there is a downstream issue? There is some flow coming across but is it  
69 being retained? Ms. Szostak claims this is the first time she has had water in her basement, and Mr.  
70 Edwards claims he has water coming up out of one of his manholes on this drainage system. There are  
71 issues on both of these properties that might have to be taken care of to address the flooding issues.

72

73 Mr. Myette said the Town’s two culverts need to be reviewed. There is more total water, and we need  
74 to understand the effect of the JEMCO subdivision. He relayed there is a concern if more trees are cut,  
75 and more buildings built. Mr. Hadik opined that if more trees are cut, and more buildings built thereby  
76 increasing impervious surface area, then there needs to be more onsite mitigation. Mr. Myette noted  
77 the Edwardses had to pump their septic system twice this winter.

78

79 Mr. Myette said we need to have a professional engineering review, and look at onsite and also down  
80 gradient. Mr. Hadik said it is not a simple problem and he definitely sympathizes with them. One of the  
81 realities is that this is the fifth wettest winter on record. It was absolutely crazy weather because the  
82 ground was frozen, but there was very little snow cover. So, when there was a big rain event, all the  
83 water just sheeted off. He noted there were various local phenomena that showed the amount of  
84 runoff has been abnormally high.

85

86 Mr. Hadik stated that to have another review on the “Town’s side”, there needs to be funding for a  
87 professional engineer to revisit all of that. Mr. Sullivan noted that it does not appear that anything has  
88 changed since the last review, so all that documentation should still be relevant.

89

90 Ms. Richter asked if the original action plan involving the Road Agent was implemented, and what was  
91 done? Mr. Myette noted a lot of trees were cut (*along the Town’s Right-of-Way*). Mr. Hadik noted Mr.  
92 Oleson cut a ditch line (*along the road*) on the uphill side curving to the wetland across from Mr.  
93 Edwards’ house where the water could then run through the culvert system.

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94 Mr. Hadik noted he remembered a couple of onsite mitigation ideas that really stuck out. Mr. Myette  
95 noted these are beyond the Board's expertise. Licensed and insured engineers need to review the  
96 situation before any suggestions are made. There may be potential litigation. Mr. Hadik said that  
97 before the meeting, he would like to review the Board's records and put together a timeline and  
98 documentation of everything the Board has received, which was supplied to Ms. Szostak, and also the  
99 Board's meeting minutes. Mr. Myette noted the situation downstream should be reviewed. Maybe  
100 temporary flooding occurred. The Board then discussed the Subdivision runoff regulations.

101  
102 Mr. Hadik will put together a timeline and minutes of the meetings Mr. Edwards and Ms. Szostak  
103 attended, or when this issue was discussed, and include all documentation. He will then schedule a  
104 meeting with Mr. and Mrs. Edwards and Ms. Szostak to discuss all this with the Board.

105  
106 **7:00 PM – Appointments** - None scheduled

107  
108 **Public Hearings**

109  
110 **1. Zoning Amendment – To add Article 7B – Fair Market Rental Housing.**

111  
112 ***Ms. Richter moved to open the public hearing for the Zoning Amendment to add Article 7B, Fair***  
113 ***Market Rental Housing. Vice Chair Sederquest seconded the motion. A vote was taken. The motion***  
114 ***passed unanimously.***

115  
116 Mr. Hadik explained that a few minor grammatical edits have been made since the last draft were  
117 reviewed; however, no changes to any of the requirements in the ordinance were made. These edits  
118 were suggested by Attorney Bennett and Building Inspector Myrick Bunker. The Board reviewed the  
119 zoning amendment, and Selectman Myette suggested one final edit to remove some unnecessary  
120 verbiage.

121  
122 Chair Sullivan asked for public comment; there was no one wishing to speak.

123  
124 Chair Sullivan closed public comment.

125  
126 ***Ms. Richter made a motion to move Article 7B - Fair Market Rental Housing Subdivision forward, as***  
127 ***amended tonight, to be placed on the ballot for Town Elections. Vice Chair Sederquest seconded the***  
128 ***motion. A vote was taken. The motion passed unanimously.***

129  
130 ***Ms. Richter moved to close the public hearing. Vice Chair Sederquest seconded the motion. A vote***  
131 ***was taken. The motion passed unanimously.***

132  
133 Mr. Hadik relayed he asked a gentleman active with the Chester Senior Citizens and the Historic Society  
134 if he should meet with the Seniors to explain what is being proposed by this Article, and was told this  
135 was a good idea. Mr. Hadik also suggested creating a PowerPoint presentation for an interview to be  
136 broadcast on PACT. The Article will be voted on at the Annual Town Elections on May 14<sup>th</sup>. The Board  
137 stressed this is not low-income housing and discussed how to educate the residents about this Article.  
138 They noted this is a proactive means of addressing mandates from the state, especially the Workforce  
139 Housing Law.

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141 ***Ms. Richter moved to adjourn the meeting. Selectman Myette seconded the motion. A vote was taken.***  
142 ***The motion passed unanimously.***

143  
144 The meeting was adjourned.

145  
146 **Future Meeting Dates**

- 147 • April 3 –
- 148 • April 10 –
- 149 • April 24 –

150  
151 Respectfully submitted,  
152 Beth Haggeli, Recording Secretary