

12-12-18 These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester**  
**Planning Board Meeting**  
**Wednesday, December 12, 2018**  
**Municipal Complex**  
**Approved Minutes**

**Members Present:**

Brian Sullivan, Chairman  
Evan Sederquest, Vice Chairman  
Elizabeth Richter, Member  
Michael Weider, Member

**Members Absent:**

Richard Snyder, Member  
Aaron Hume, Alternate Member  
Dana Theokas, Alternate Member  
Cass Buckley, Ex-Officio

**Staff Present:**

Andrew Hadik, Planning Coordinator

**Others Present at Various Times:**

Matt Cardin, Environmental Permitting Coordinator, Eversource  
Daniel Rukakoski, Vice President, Tighe and Bond  
Bob Coggon, Chester Resident  
George Merrill, Pingree Hill Road, Auburn  
Ruth Merrill, Pingree Hill Road, Auburn

Chairman Sullivan opened the meeting at 7:08 pm.

**Meeting Agenda**

**General Business**

- Review and sign invoices and time sheets.
- Review and approve minutes for the December 5, 2018 meeting.
- Review final draft of the PB annual budget.

**7:05 PM – Appointments**

None scheduled.

**7:15 PM - Public Hearings**

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1. Conditional Use Permit application by Eversource Energy (PSNH) for utility maintenance – Eversource Energy Line 373 and 391 Grounding Project.
2. Continuation of the Public Hearing for the application by Mary Gesel, 49 Chester Street, Chester, NH, owner, for site plan review of the multi-use property located at 15 Chester Street (Map 16 Lot 9). The site plan review shall include an ice cream shop, hobby shop, real estate office, two additional apartments, and expansion of parking and snow storage areas to accommodate these businesses.

**Future Meeting Dates:**

January 9 – Review draft CIP  
January 23 – PH to adopt updated CIP  
January 31 – BOS Meeting – PB Budget Review

**Review and approve minutes for December 5, 2018 meeting.**

The Board reviewed the minutes from December 5, 2018 meeting.

Line 106 had the word “that” added after “ZBA.”

Mr. Weider made a motion to approve the minutes from December 5, 2018, as amended; Ms. Richter seconded the motion. Motion approved, 1-0-3, Chair Sullivan, Ms. Richter, and Mr. Weider abstained.

**Review final draft of the PB annual budget.**

The Board reviewed and discussed the final draft of the Planning Board budget.

Mr. Hadik noted that the projects planned with SNHCP total approximately \$102,000 over seven years, and he suggested that the Source Water Protection Plan project (\$4,000) be pushed out to 2020-2021.

Mr. Weider expressed surprise at the estimate of \$55,000 for the update on the Master Plan in 2021-2022. Mr. Hadik advised the 2015 Master Plan Update cost \$50,000. Mr. Hadik suggested the Board propose a warrant article to establish a capital reserve fund and to partially fund it annually, the same way the Town saves up for the town-wide revaluations/reassessments.

Mr. Hadik and the Board reviewed the budget lines.

Mr. Weider suggested removing the \$1.00 and putting in zero for the PB Office Equip Maintenance budget line.

**7:15 PM - Public Hearings**

1. **Conditional Use Permit application by Eversource Energy (PSNH) for utility maintenance – Eversource Energy Line 373 and 391 Grounding Project.**

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Mr. Weider made a motion to open the Public Hearing; Vice Chair Sederquest seconded the motion. Motion approved 4-0-0.

The Public Hearing was opened at 7:21 pm.

Chair Sullivan noted that first on the agenda is the Conditional Use Permit application by Eversource Energy (PSNH) for utility maintenance – Eversource Energy Line 373 and 391 Grounding Project.

Mr. Cardin and Mr. Rukakoski joined the Board at the table at 7:22 pm.

Mr. Cardin gave an overview of the Eversource project. He explained that the project involves restoring the grounding system on the existing transmission line. Mr. Cardin noted that there had been a couple of structure fires related to the connectivity of the ground wire and the wooden poles, which prompted Eversource to revamp the grounding in the ground. He said that the project entails installing copper wire in a “halo” around each pole, connecting it with a center piece between the poles, and bonding it to that ground wire that comes down from the transmission line above.

Mr. Rukakoski said the environmental impacts are solely associated with the access to the poles. He said there are already a number of disturbed access roads that go through the wetlands to get to those locations. Mr. Rukakoski said that at those locations either wetland batting will be used in undisturbed areas, or depending on the ground conditions, they will use low ground pressure equipment to track through gravel bottom disturbed areas.

Mr. Cardin said that they are doing the work on the two lines, starting in Derry, this week. He said that they are going to work toward Chester and the work will continue until they will have to stop because of weather, once the ground is frozen.

Mr. Cardin said that they had met with the Conservation Commission last night.

Mr. Hadik read the letter (see attached) from the Chester Conservation Commission Chairman Charles Myette noting their approval of the Eversource project and plans.

Chair Sullivan asked for Public Comment.

Mr. Coggon addressed the Board at 7:33 pm. He asked what the expected completion date is.

Mr. Cardin said that the weather will determine when they will complete the project, but that he expects it to be completed by the summer.

Mr. Coggon suggested that the Board be given a specific date and that approval for the project be conditional on the completion date.

Mr. Cardin said that although he is hesitant, he will put a completion date of June 1, 2019.

Ms. Merrill addressed the Board at 7:39 pm. She noted that her concern is the noise in the early morning from the very large trucks that bring in the equipment.

Ms. Richter suggested that as part of the conditions, they start work no earlier than 7:00 am.

Mr. Cardin pointed out that the work that had been previously had to use much bigger equipment than this project will require.

Mr. Merrill addressed the Board at 7:45 pm. He explained that last year Eversource cut down much of the vegetation and four big trees around the power lines near his house; he said that since they did the cut, his house has been taking on water. Mr. Merrill said he is very concerned about the amount of water that comes into his yard and house; he said he has to run a sump pump every day.

Mr. Cardin asked for the Merrill's address and phone number.

The Merrills and Mr. Cardin discussed the water issue.

Mr. Cardin said that he will talk with the community outreach coordinator to schedule a site review to try to mitigate the problem.

Mr. Hadik noted that Mr. Merrill had called about his water runoff problem. Mr. Hadik said he and the Road Agent had driven over to view the site and see if anything caused by the road could be mitigated. They had noted the following: it has been unusually wet this fall and cutting the vegetation would have increased runoff, however, the house was also built in an area lower than the road and the powerlines ROW, and runoff would naturally flow in front of, and behind, the house.

Mr. Hadik clarified the conditions in the permit: work to be finished by June 1, 2019, work on Monday through Friday to start no earlier than 7:00 am, and on Saturday, to start no earlier than 8:00 am.

Ms. Richter made a motion to approve the Conditional Use Permit application by Eversource Energy (PSNH) for utility maintenance – Eversource Energy Line 373 and 391 Grounding Project; Vice Chair Sederquest seconded the motion. Motion approved, 4-0-0.

Mr. Cardin and Mr. Rukakoski departed the meeting at 7:56 pm.

**2. Continuation of the Public Hearing for the application by Mary Gesel, 49 Chester Street, Chester, NH, owner, for site plan review of the multi-use property located at 15 Chester Street (Map 16 Lot 9). The site plan review shall include an ice cream shop, hobby shop, real estate office, two additional apartments, and expansion of parking and snow storage areas to accommodate these businesses.**

The Board discussed the continuation of the Public Hearing for the application by Mary Gesel, 49 Chester Street, Chester, NH, owner, for site plan review of the multi-use property located at 15 Chester Street (Map 16 Lot 9). The site plan review shall include an ice cream shop, hobby shop, real estate office, two additional apartments, and expansion of parking and snow storage areas to accommodate these businesses.

Mr. Weider made a motion to continue the Public Hearing to January 9, 2019 for the application by Mary Gesel, 49 Chester Street, Chester, NH, owner, for site plan review of the multi-use property located at 15 Chester Street (Map 16 Lot 9). The site plan review shall include an ice cream shop, hobby shop, real estate

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183 office, two additional apartments, and expansion of parking and snow storage areas to accommodate these  
184 businesses; Vice Chair Sederquest seconded the motion. Motion approved, 4-0-0.

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186 Mr. Hadik addressed the Planning Board's budget asking to keep the budget line of \$2,300 for a part-time  
187 assistant. The line would only be used if necessary. The Board agreed.

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189 **Adjournment**

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191 Ms. Richter made a motion to adjourn the meeting; Mr. Weider seconded the motion. Motion  
192 approved, 4-0-0.

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194 The meeting was adjourned at 8:31 pm.

195

196 Respectfully submitted,

197

198 C. Molly Qualters

199 Recording Secretary