

7-11-18 These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester
Planning Board Meeting
Wednesday, July 11, 2018
Municipal Complex
Approved Minutes**

Members Present

Evan Sederquest, Vice Chairman
Elizabeth Richter, Member
Richard Snyder, Member
Aaron Hume, Alternate Member

Members Absent

Brian Sullivan, Chairman
Michael Weider, Member
Cass Buckley, Ex-Officio
Jacob Weider, Alternate Member

Staff Present:

Andrew Hadik, Planning Coordinator

Others Present at Various Times:

George Chadwick PE, Bedford Design
Jonathan and Bonnie Farr, Farr Auto Repair
Douglas and Paula Potter
Penny Williams, Tri-Town Times
Others unknown to this recording secretary.

Vice Chairman Sederquest called the meeting to order at 7:03 pm.

Vice Chairman Sederquest noted that Mr. Hume will be the alternate for Chairman Sullivan.

Meeting Agenda

General Business

- Review and sign invoices and time sheets.
- Review and approve minutes for June 27, 2018 meeting.
- Review and approve CFD request for release of \$2,304.75 in impact fees for the surveying cost for the proposed emergency exit driveway for the CFD.
- Review EOY Offsite Improvements account balances' spreadsheet.
- Discuss and approve a one-year extension for the Towle Subdivision M&L 9-19-1.
- Discuss updating Chester's Source Water Protection Plan, grant funding, etc.
- Discuss status of Planning Board membership.

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- Discuss Planning Board representative/s to the new Chester CIP Committee.

7:10 PM – Appointments – None Scheduled

7:15 - Public Hearing

1. Site Plan Review application by Jonathan Farr (operator) and Edsel Barred Properties, LLC (property owner), to operate an auto repair shop at Map 9 Lot 63, at the intersection of Raymond Road and Shaker Heights Lane, Chester, NH.

Future Meeting Dates:

August 8, 2018 – PH Eversource

August 22 –

September 5 –

September 12 –

September 26 –

Review and approve meeting minutes for June 27, 2018.

The Board reviewed the draft minutes from the June 27, 2018 meeting.

Mr. Snyder made a motion to accept the minutes from June 27, 2018 as presented; Ms. Richter seconded the motion. Motion approved, 4-0-0.

Review and approve Chester Fire Department (CFD) request for release of \$2,304.75 in impact fees for the surveying cost for the proposed emergency exit driveway for the CFD.

The Board reviewed the request for the release of impact fees for the surveying cost for the proposed emergency exit driveway for the CFD.

Ms. Richter made a motion to approve the release of \$2,304.75 in impact fees for the surveying cost for the proposed emergency exit driveway for the CFD based on the invoice from Amerisite Land Survey, L.L.C. dated June 18, 2018; Mr. Hume seconded the motion. Motion approved, 4-0-0.

Review End-of-Year (EOY) spreadsheet of the Offsite Improvements account balances.

Mr. Hadik reviewed with the Board the EOY spreadsheet of Offsite Improvements account balances.

Discuss updating Chester's Source Water Protection Plan, grant funding, etc.

Mr. Hadik explained Chester's Source Water Protection Plan was written in 2008 with the help of SNHPC and grant funding from NH-DES. He noted that the plan should be updated every three years.

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Mr. Hadik said that there have been changes in Town over the last ten years which should be reflected in the plan.

Mr. Hadik said he submitted an inquiry to Nate Miller of SNHPC (not present) who made him aware of NH-DES grant funding available for this project. Mr. Hadik noted that the grant must be applied for by November 2018; he said he would write the grant proposal with help from Mr. Miller.

Mr. Hadik explained that a water protection plan costs from \$15,000 to \$20,000. He said that they have a better chance of obtaining the grant if the Town is willing to fund 10 to 15 percent of the cost. He also advised the Planning Board has no budget funds for this, however, Chuck Myette, Chairperson of the Conservation Commission has advised they might be able to supply some funding for updating the plan.

The Board agreed that ten years is too long to go without updating the plan.

7:10 PM – Appointments – None Scheduled

7:15 - Public Hearing

- 1. Site Plan Review application by Jonathan Farr (operator) and Edsel Barred Properties, LLC (property owner), to operate an auto repair shop at Map 9 Lot 63, at the intersection of Raymond Road and Shaker Heights Lane, Chester, NH.**

Mr. Snyder made a motion to open the Public Hearing and accept the Site Plan Review application by Jonathan Farr (operator) and Edsel Barred Properties, LLC (property owner), to operate an auto repair shop at Map 9 Lot 63, at the intersection of Raymond Road and Shaker Heights Lane, Chester, NH; Ms. Richter seconded the motion. Motion approved, 4-0-0.

The Public Hearing was opened at 7:20 pm.

Mr. Farr came before the Board at 7:21 pm.

Mr. Farr reviewed the project noting that the only change in the plans since he went before the Zoning Board of Adjustment is that there is more detail in the plan of the drainage basin, the size of the storm water retention area has been increased, and one of the two driveway entrances has been eliminated with the remaining entry widened to two lanes for exit and entry.

Mr. Hadik noted that there is a clean review letter from Town Engineer Jeff Adler of DuBois & King.

Mr. George Chadwick PE, of Bedford Design, came before the Board at 7:24 pm.

Mr. Chadwick said that he is the engineer on Mr. Farr's project. He reviewed the plan with the Board.

Mr. Chadwick said that the proposal is for a single-family residence attached to an auto repair business. He stated that the hours of operation for auto repair are from 8 am to 5 pm. Mr. Chadwick described

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the structure as 42 feet by 120 feet long building with the last 30 feet of the structure as the residence. He noted that in May 2018 the ZBA granted two variances to allow a mixed-use structure within 55 feet of Raymond Road, and to allow the parking to be in the front of the building.

Mr. Chadwick said that there are twenty-one parking spaces for the business and two spaces for the residence for a total of twenty-three spaces. He noted that there are twenty-three total spaces proposed, eighteen of which are outside, and five spaces inside for the auto repair portion. He said that if a car repair is unfinished then the car will remain inside so that the public won't see it.

Mr. Hadik said that he and the Building Inspector have set a limit for outdoor vehicles; he said Mr. Farr is limited to eighteen vehicles outside to include owner's vehicles and employees.

Mr. Chadwick agreed with the parking limits.

Mr. Chadwick reviewed the details of the plan.

Mr. Chadwick said that the five trees in the front will remain to help create a buffer between the business and the public.

Also discussed was snow storage, snow melt runoff and treatment, and propane tanks, size and location.

Mr. Farr requested that the type of fire alarm required for the business be different than that for the residential portion of the building.

The Board agreed to amend the Conditions of Approval.

Mr. Snyder suggested adding the wording "as amended from time to time" to Condition #11 to ensure that if the State law changes, the business would follow the new law.

The Board agreed with this change.

Vice Chairman Sederquest asked for Public Comment.

Mr. Douglas Potter, the abutter from across Rte. 102, came before the Board at 7:45 pm.

Mr. Potter asked the Board about the number of unregistered vehicles allowed by State law; he referenced the Condition #11, "Unregistered Vehicles: The number of unregistered cars shall comply with NH State Laws governing unregistered vehicles."

The Board was uncertain of the State allowance for unregistered vehicles.

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Mr. Snyder said that the Board doesn't know what the State allows for unregistered cars, but, it is safer to have this as part of the conditions; he noted that if it becomes an issue and if there is no State law then the point is moot.

Ms. Potter asked what the timeline is for the project.

Mr. Farr said that he doesn't have a timeline; he said he is just taking each step at a time starting with getting through the Planning Board, and then the bank.

Mr. Snyder made a motion to close the Public Hearing; Ms. Richter seconded the motion. Motion approved, 4-0-0.

The Public Hearing was closed at 7:53 pm.

Mr. Snyder made a motion to approve the site plan review for Jonathan Farr (operator) and Edsel Barred Properties, LLC (property owner), to operate an auto repair shop at Map 9 Lot 63, at the intersection of Raymond Road and Shaker Heights Lane, Chester, NH, with conditions as amended tonight and to include the conditions from the Chester Fire Department with the clarification of that the fire alarm system installed in accordance with NFPA 72 only apply to the commercial portion of the structure; Ms. Richter seconded the motion. Motion approved, 4-0-0.

Discuss and approve a one-year extension for the Towle Subdivision M&L 9-19-1.

Mr. Hadik reviewed the request for an extension for the Towle Subdivision M&L 9-19-1. He noted that the initial approval expires on this day.

Mr. Hadik and the Board discussed how best to respond to the request.

Mr. Snyder made a motion to extend the subdivision approval for the Towle Subdivision M&L 9-19-1 for 60 days to September 11, 2018; Ms. Richter seconded the motion. Motion approved. 4-0-0.

Discuss status of Planning Board membership.

The Board discussed adding a new member. They agreed they wanted to wait to discuss this and make a final decision when all members of the current Board are present.

Discuss Planning Board representative/s to the new Chester CIP Committee.

The Board discussed the new CIP committee. Mr. Hadik explained the new CIP Committee is looking for a representative from the Planning Board.

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212 The Board agreed to discuss this at another meeting. Mr. Hadik opined it is be important to have a
213 member of the Planning Board as a member of this committee.

214

215 Mr. Snyder suggested there be a joint meeting with the BOS to determine how best to have
216 representation from the Planning Board. The Board discussed they would like to hear from the
217 Selectmen about what the Selectmen envision as the Planning Board's role, if any, in the updating the
218 CIP now that there will be a CIP committee.

219

220 **Adjournment**

221

222 Ms. Richter made a motion to adjourn the meeting; Mr. Snyder seconded the motion. Motion
223 approved, 4-0-0.

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225 Meeting adjourned at 8:41 pm.

226

227 Respectfully submitted,

228

229 C. Molly Qualters

230 Recording Secretary