

**Town of Chester**  
**Planning Board Meeting**  
**Wednesday, April 3, 2019**  
**Municipal Complex**  
**Approved Minutes**

**Members Present:**

Brian Sullivan, Chairman  
Evan Sederquest, Vice Chairman  
Elizabeth Richter, Member  
Michael Weider, Member (arrived at 7:06 pm)  
Aaron Hume, Alternate Member  
Dana Theokas, Alternate Member

**Members Absent:**

Richard Snyder, Member  
Cass Buckley, Ex-Officio

**Staff Present:**

Andrew Hadik, Planning Coordinator

**Others Present at Various Times:**

Scott Bourcier, DuBois & King, Inc.  
Marc Pinard, Brady Sullivan Properties  
John Rokeh, Rokeh Consulting  
Mark Viens, Brady Sullivan Properties

Chairman Sullivan opened the meeting at 7:00 pm.

Chairman Sullivan noted that Mr. Hume is the alternate for Mr. Weider.

**Meeting Agenda**

**General Business**

- Review and sign invoices and time sheets.
- Review and approve minutes for the March 27, 2019 meeting.
- Review draft of Planning Board's Annual Report.
- Distribute new 2018-2019 NH Planning and Land Use Regulations.

**7:05 PM – Appointments**

1. Meet with representatives from Brady Sullivan Properties (Attorney Marc Pinard, Larry St. Pierre, Mark Viens), Rokeh Consulting, LLC (John Rokeh) and DuBois & King, Inc. (Scott Bourcier) to discuss the buildout of the final phase (Phase IV) of the Southwoods subdivision.

**7:15 PM - Public Hearings**

None scheduled.

**Future Meeting Dates:**

- April 10 – Eversource CUP Hearing
- April 24 –

**Review and approve minutes for March 27, 2019 meeting.**

The Board reviewed the minutes from the March 27, 2019 meeting.

Vice Chair Sederquest made a motion to approve the minutes from March 27, 2019, as written; Ms. Richter seconded the motion. Motion approved, 2-0-2, Chair Sullivan and Mr. Hume abstained.

Mr. Weider arrived at the meeting at 7:06 pm.

**Review draft of Planning Board’s Annual Report.**

The Board reviewed the Planning Board Annual Report.

Ms. Richter commented that the last sentence of the first paragraph should be changed from “with the updating the 2019...” to “with updating the 2019...”.

Mr. Hadik noted the amendment to the sentence.

**FYI – Eversource**

Mr. Hadik noted that the Board will be holding a Public Hearing for the Eversource CUP next week on April 10, as well as, reviewing the road acceptance package for Marden Lane.

**7:05 PM – Appointments**

**1. Meet with representatives from Brady Sullivan Properties (Attorney Marc Pinard, Larry St. Pierre, Mark Viens), Rokeh Consulting, LLC (John Rokeh) and DuBois & King, Inc. (Scott Bourcier) to discuss the buildout of the final phase (Phase IV) of the Southwoods subdivision.**

Mr. Rokeh addressed the Board and introduced himself at 7:12 pm. He reviewed the history of his involvement with the Phase 4 of Southwoods Subdivision.

Mr. Hadik addressed the other people sitting in the audience and confirmed their identity.

Attorney Pinard and Mr. Viens identified themselves.

Attorney Pinard said that Mr. St. Pierre (not present) would be at the pre-construction meeting. He noted that the main goal for tonight is to get the plans that were updated in 2016 approved by the Board, so that they can move forward with the construction of the final phase of the subdivision.

Mr. Rokeh presented the site plans, pointing out Phase 4 of the Southwoods subdivision. He pointed out the two cul-de-sacs to be built, noting that they are still in the same locations as on the old 2005 plan. Mr. Rokeh said that the dwelling units are also located on the on the new plan exactly as they were represented on the old plan. He explained that the overall layout is the same, however, the drainage control infrastructure has been upgraded to meet newer standards. This was required when they renewed their site-specific (AoT) permit from the State (NH-DES) in 2016.

Mr. Rokeh said that on the original plans, the only runoff treatment for Phase 4 was piping leading into a single treatment swale at the top of the large cul-de-sac. He showed on the updated plan, the change of the pipes now going to a new detention pond. There are also two additional detention ponds on either side of the large cul-de-sac. A fourth detention pond has also been added to the bottom of the large cul-de-sac, for a total of four additional detention ponds.

Mr. Rokeh summarized that, with these changes, the runoff is being handled much better, and the Town is getting a much better design.

Chairman Sullivan clarified with Mr. Rokeh that they had 2005 plans approved by the Town, and then the 2016 plans approved by NH-DES, but that these 2016 plans have not yet been approved by the Town of Chester. Also, that the layout of everything in the 2016 plans is the same as the 2005 plans, or an improvement to the 2005 plans.

Mr. Rokeh agreed with Chair Sullivan.

Ms. Richter asked how the plans were replicated. Mr. Rokeh explained that he was sent the original Auto-Cad files of the original plan by the original engineer (Edward Roberge).

Mr. Hadik said that there was an important “cut and paste” drafting error on the 2016 plan set that needs to be addressed. He said that the pavement and gravel depth specifications are substandard to those approved on the 2005 plans and needed to be amended to reflect the approved standards. He noted that the total pavement thickness is four-inches and not three inches as depicted in construction details.

Mr. Bourcier also recommended that the construction details of the roadways, both in the sub-grade and the asphalt layers, be updated on the plan set. Attorney Pinard agreed to the requirement for the pavement and base gravel thicknesses to be amended on the new plans.

Mr. Weider explained to Mr. Rokeh the next steps in the process, which includes sending the plan set to Mr. Scott Bourcier of DuBois & King for review. He said that once they get a “clean” (approval) letter from Mr. Bourcier, a Public Hearing would be held with the Planning Board. The abutters would also receive notification about the hearing.

Mr. Hadik asked for two sets of the plans for the noticing requirements. Mr. Rokeh said that he will be amending the pavement on the plans and will get two sets of the amended plans to Mr. Hadik.

The Board discussed combining the bonds into a single bond versus maintaining three or four different bonds for each of the four phases. Attorney Pinard said Brady Sullivan would consider this.

Mr. Rokeh, Attorney Pinard, Mr. Viens, and Mr. Bourcier departed the meeting at 7:34 pm.

Mr. Weider updated the Board on the BOS and the Budget committee’s work on the CIP.

Mr. Hadik and the Board discussed the CIP funding, and the best way to improve Town roads.

### **Adjournment**

Ms. Richter made a motion to adjourn the meeting; Ms. Theokas seconded the motion. Motion approved, 4-0-0.

The meeting was adjourned at 7:55 pm.

Respectfully submitted,  
C. Molly Qualters  
Recording Secretary