

04-10-19: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester  
Planning Board Meeting  
Wednesday, April 10, 2019  
Municipal Complex  
Approved Minutes**

**Members Present:**

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

**Members Absent:**

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

**Others Present at Various Times:**

Andrew Hadik, Planning Coordinator  
Lindsey White, GZA GeoEnvironmental, Inc.  
Anthony Damiano, GZA GeoEnvironmental, Inc.  
Matt Flanders, Eversource Siting and Construction Services Specialist  
Matt Cardin, Eversource Environmental Permitting Coordinator  
Elizabeth LaRocca, Eversource Community Relations Specialist  
Elise Ward, Eversource Construction Services Specialist  
Jeremy Fennell, Eversource Licensing & Permitting Specialist

Chairman Sullivan opened the meeting at 7:00 pm.

**Meeting Agenda**

**7:00 PM General Business**

- Review & Sign Invoices & Timesheet
- Review & Approve minutes for the April 4, 2019 Meeting
- Review documentation & discuss recommendation to BOS of Marden Lane acceptance as a Town Road.
- Discuss BOS question whether CIP update process can be completed two months earlier.
- Discuss the Recreation Commission's request for the release of \$20K in impact fees for the Fitness Trail project.

**7:05 PM Appointments**

None Scheduled.

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## Public Hearings

1. Conditional Use Permit (CUP) application by Eversource Energy (PSNH) for replacement of select utility structures on transmission lines (373/391-345Kv) in Chester. The structures require replacement for the transmission lines to continue to function safely and reliably. This work will require temporary impacts to wetlands.

## Future Meeting Dates

- April 24, 2019 – Southwood’s Subdivision PH
- May 8
- May 22

(Codes: PH – public hearing, PHC public hearing continuance, CD – conceptual discussion, HB – Home Business, LLA – Lot Line Adjustment, SPR – Site Plan Review, SUB – Subdivision)

## Review & Approve minutes for the April 3, 2019 Meeting

The Board reviewed the minutes from the April 3, 2019 meeting.

***Mr. Weider motioned to approve the minutes from April 3, 2019, as written; Mr. Sederquest seconded the motion. Mr. Snyder abstained. Motion approved, 4-0-1.***

## Review documentation & discuss recommendation to BOS of Marden Lane acceptance as a Town Road.

Planning Coordinator Hadik noted the developer has met all regulations and provided all documentation. The As-Built Plan has been reviewed and the site has been walked twice by the Town’s Road Agent, Michael Oleson, and Engineer, Jeff Adler, this past week and last Fall. DuBois & King confirmed all bills are paid. There is a signed and notarized warranty deed for the Right-of-Way approved by the Town Attorney. There is also a lien-free certification by Attorney Sumner Kalman. The Board moved to authorize Mr. Hadik to draft a letter to advise the Board of Selectmen that the road is ready for acceptance.

***Mr. Weider motioned to accept Marden Lane for adoption as a Town road. Chair Sullivan seconded the motion, with all in favor, approved 5-0-0.***

## Discuss BOS question whether CIP update process can be completed two months earlier.

Planning Coordinator Hadik, for discussion purposes, received an inquiry from the Board of Selectmen asking if the annual update and adoption of the CIP could be accomplished two months earlier than normal. Mr. Weider opined the purpose driving this request may be consideration of having an earlier Town Meeting closer to the School District Meeting so the taxpayers will see the total impact. Mr. Snyder noted cooperation from all of the Department Heads would be crucial. Mr. Weider recommended setting a cut-off deadline for information to be received from them.

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**Discuss the Recreation Commission's request for the release of \$20K in impact fees for the Fitness Trail project.**

Planning Coordinator Hadik, for discussion purposes, provided the Board with a copy received from the Recreation Director dated April 8, 2019 which states the Recreation Commission is requesting an Impact Fee expenditure not to exceed \$20,000 for the Capital Improvements Project listed as *Fitness Trail* and further requests the Planning Board submit a letter to the Board of Selectmen at the earliest possible date confirming that the request qualifies as a CIP expenditure.

Mr. Hadik noted the project had been cut from the CIP last November because of a lack of support from the Planning Board, the BOS and the Budget Committee. He said there is also some confusion over when the updated CIP takes effect. At the date of adoption at the end of January, or does it run co-currently with the fiscal year?

Mr. Weider noted if the trail was not supported by any of three Boards then it should not have been in the CIP. He also noted impact fees would not exist if it were not for the CIP.

Mr. Snyder recommended asking the Recreation Commission for the justification for the request. He also suggested checking with Counsel when the updated CIP takes effect.

**Public Hearings**

**1. Conditional Use Permit (CUP) application by Eversource Energy (PSNH) for replacement of select utility structures on transmission lines (373/391-345Kv) in Chester. The structures require replacement for the transmission lines to continue to function safely and reliably. This work will require temporary impacts to wetlands.**

***Ms. Richter motioned to open the application of Eversource Energy (PSNH) for a Conditional Use Permit (CUP). Mr. Weider seconded the motion, with all in favor, approved 5-0-0.***

Mr. Hadik provided the Board members with a copy of the Conservation Commission's letter of approval dated April 10, 2019 which cited no additional comments or restrictions requested.

Chair Sullivan opened the hearing to the public for questions and comments at 7:25 PM.

Lindsey White and Anthony Domiano from GZA GeoEnvironmental (GZA) presented the application. Twenty utility poles would be replaced: Nine along Line 391 and eleven along Line 373. The area is off Pingree Hill Road and Bridle Path. The poles are 50 years old and were identified during the last inspection as needing to be replaced. The wooden poles would be replaced with steel ones.

Mr. Hadik noted Tighe & Bond were here last Fall for a permit for Eversource to replace the worst poles and now GZA are here for a permit to do the remaining ones.

Ms. White stated there will be the same wetland impacts as reviewed before.

Mr. Weider asked why these poles, and why were they not done all at once? Jeremy Fennell from Eversource explained the inspection process and prioritization. Line 345 was inspected last year. As a

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result of this year's inspection another bunch of poles were failed. Woodpeckers have moved from the replaced damaged poles to these other poles.

Mr. Weider asked if the replacement poles will be the same height. Mr. Fennell noted they will be 5-10' higher to provide for future upgrades of transmission service lines.

Mr. Snyder asked if the conductors will be the same. The answer was yes, and the grounding project was done for wood poles only.

Ms. White noted the project will start in June and take 3-4 months.

The Board reviewed the draft of the conditions of approval. Mr. Hadik reviewed the hours of construction: The hours would be Monday through Saturday from 7 AM – 6 PM with no construction on a list of certain holidays. There was a query about emergency exceptions. Mr. Hadik noted he would add the following to the hours of construction: "Exceptions to these hours of operation are possible, if, for example, ceasing work and leaving the site would result in leaving unsafe conditions on the site."

Mr. Hadik stated he will email Eversource a copy of the signed CUP permit once he receives the DES Utility Maintenance Notification number to add to the permit, along with a copy of the approved minutes of the hearing.

Chair Sullivan closed the hearing to the public at 7:39 PM for deliberations.

***Mr. Snyder moved that the Conditional Use Permit application by Eversource Energy (PSNH) for replacement of select utility structures on transmission lines (373/391-345Kv) in Chester be approved. Mr. Weider seconded the motion, with all in favor and none opposed, approved 5-0-0.***

#### **Future Meeting Dates**

- April 24, 2019 – Southwood's Subdivision PH
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- May 22

#### **Adjournment**

Chair Sullivan motioned to adjourn the meeting. Mr. Snyder seconded the motion, with all in favor, so moved.

The meeting was adjourned at 7:40 pm.

Respectfully submitted,

Nancy J. Hoijer  
Recording Secretary