

4-4-18 These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester
Planning Board Meeting
Wednesday, April 4, 2018
Municipal Complex
Approved Minutes**

Members Present

Brian Sullivan, Chairman
Evan Sederquest, Vice Chairman
Elizabeth Richter, Member
Rick Snyder, Member
Michael Weider, Member (arrived at 8:17 pm)

Members Absent

Aaron Hume, Alternate Member
Jacob Weider, Alternate Member
Cass Buckley, Ex-Officio

Staff Present:

Andrew Hadik, Planning Coordinator

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

Meeting Agenda

General Business

- Review and sign invoices and time sheets.

Review Session:

- Review revised plans for the Crowley Woods/ Tanglewood Subdivision
- Review correspondence from ECM & Associates & SNHPC.
- Review addendum to the traffic study.
- Discuss possible policy for Board member notifications for meeting absences.
- Discuss possible joint-meeting with Candia's Planning Board.

Non-Public Meeting:

RSA 91 A:3, II (I) Consideration of legal advice provided by legal counsel, either in writing or orally, to one or more members of the Public body, even where legal counsel is not present.

Future Meeting Dates:

April 11, 2018 –
April 25, 2018 – CPH Crowley Woods Subdivision, HB Brown Construction

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Discuss possible policy for Board member notifications for meeting absences.

Mr. Hadik requested of the Board members that if they email him to alert him of their intended absence at a meeting, that they also copy the email to the other Board members.

New CIP Committee

Mr. Hadik presented the Board with minutes from the BOS meeting on March 29, 2018. He explained to the Board that the BOS voted unanimously to create a warrant article to form a CIP committee. Mr. Hadik noted that a section of the minutes address an additional Warrant Article suggesting that the Selectmen be authorized to form a new CIP Committee.

The Board discussed what this would mean and how this would affect the Planning Board. More information will be required.

Review correspondence from ECM & Associates & SNHPC.

The Board reviewed documents related to the Crowley Woods/ Tanglewood Subdivision.

Mr. Hadik referred the Board members to an email from Ms. Sylvia von Aulock, SNHPC executive director, (not present). He noted that the Board had been emailed this document several times before this meeting. Mr. Hadik said that the email listed four comments from Ms. von Aulock pertaining to Crowley Woods.

Mr. Hadik and the Board reviewed and discussed the comments.

Chairman Sullivan asked if they would have a comprehensive list of all the items brought up by all the groups involved, such as the fire departments, police departments, etc., that encompasses all the issues that identifies all the concerns resolved and unresolved. He noted that a comprehensive list of all the concerns would be helpful. Mr. Snyder agreed that this is important.

Chairman Sullivan asked that a comprehensive list of all the concerns with the responses and resolutions be created.

Review addendum to the traffic study.

Mr. Hadik and the Board reviewed and discussed the traffic study memorandum which contains the responses from Stephen G. Pernaw and Company, Inc. (SGP), dated March 20, 2018, which respond to the review comments from the SNHPC dated October 11, 2017, which were in response to the Traffic Impact and Site Access Study prepared by SGP on September 13, 2017.

The Board reviewed and discussed the addendum to the traffic study memorandum.

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Mr. Snyder asked about the specific items that they, the Chester Planning Board, asked for from the traffic study, for example, the traffic speed increase with more cars on the road. He said that they asked for the traffic study to also include the intersections that are farther away from the development, and identify what the impact from the development will be on those intersections. Mr. Snyder said that these concerns were agreed to be looked at, but they haven't been. He said that he is worried that all the concerns that are raised in these meetings that are agreed to be addressed, may get forgotten and not addressed or resolved.

Mr. Snyder said that he wants a comprehensive list of all the items that the developer agreed to address, whether they are minor or major. He noted that the traffic study addendum reflects mainly SNHPC concerns, not the Chester Planning Boards concerns.

Mr. Hadik asked for clarification on what Mr. Snyder is requesting.

It was determined that Mr. Snyder wants a comprehensive list of all the concerns brought up from the beginning of the process compiled from all the minutes and materials submitted.

After more discussion about concerns and issues that the Board has regarding Crowley Woods, Mr. Hadik said that he will create a master binder of all the documents which they have received.

The Board agreed that the scope of the traffic study needs to have the outstanding questions answered.

Chairman Sullivan questioned what the limit of a Town's growth would be, if it is determined by a traffic impact study. He asked if there is a number at which point developments are stopped.

Ms. Richter asked what is the purpose of a traffic study?

Mr. Hadik pointed out that the Board had compiled a lengthy list of intersections that they requested be part of the traffic study, which he had emailed to SNHPC and Eric Mitchell.

Review revised plans for the Crowley Woods/ Tanglewood Subdivision

The Board reviewed and discussed each page of the revised plans for the Crowley Woods/ Tanglewood Subdivision.

Mr. Snyder suggested that Mr. Mitchell (not present) create a cross-reference sheet within the plans to facilitate reading the plans.

The Board discussed potential errors in the plans.

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126 The Board discussed concerns they have of owners buying lots and not being aware of the no-cut buffer
127 areas.

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129 The Board agreed that a no-cut buffer be recorded on a sheet in the plans would be a good idea.

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131 Mr. Hadik suggested that each homeowner sign some type of paperwork that indicates the homeowner
132 is aware of the no-cut buffer.

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134 Ms. Richter suggested that the deed reference the sheets on which the no-cut buffer is shown and
135 recorded.

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137 The Board discussed the lot sizes.

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139 Mr. Hadik explained that the lot sizes are just over an acre, because, if lot sizes were below an acre, they
140 would have to put in a community water system.

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142 Mr. Weider said that he thinks that they should be required to have a community well; he explained why
143 he thinks a community well would be a better option.

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145 Mr. Hadik noted he had requested that the Board members review the nine pages of the Conditions of
146 Approval generated during the on-going review process. He said the only board member who provided
147 any feedback so far is Ms. Richter.

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149 Mr. Weider discussed the ownership of the drainage easements. He said he wants written confirmation
150 from the Road Agent stating that the Road Agent agrees to and approves of the closed system of
151 drainage systems with the Town owning the easements.

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153 Mr. Hadik noted that Mr. Oleson (not present), had agreed to the closed drainage system with the
154 easements.

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156 The Board discussed the benefits and disadvantages of closed systems of drainage and the open
157 drainage system.

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159 There were questions about the purpose of certain easements shown on the plans that didn't have any
160 drainage. Mr. Weider asked what the purpose is of those easements.

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162 The Board discussed easements with no drainage.

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164 Mr. Weider asked about the number of cisterns.

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Mr. Weider said that the cistern, drainage systems, guard rails, etc. must be accepted only after the completion of the development, with the bonding being applied to all the infrastructure. Mr. Weider suggested listing every item that would be included in the infrastructure.

Discuss possible joint-meeting with Candia's Planning Board.

The Board agreed that if the meeting is held it must be properly noticed and be called a workshop, with no voting.

Non-Public Meeting:

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Mr. Hadik noted that the Non-Public session will be tabled until next meeting.

Adjournment

Mr. Weider made a motion to adjourn the meeting; Mr. Snyder seconded the motion. Motion approved, 5-0-0.

Meeting adjourned at 9:25 pm.

Respectfully submitted,
C. Molly Qualters
Recording Secretary