

08-12-20: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester
Planning Board Meeting
Wednesday, August 12, 2020
Virtual Meeting
Approved Minutes**

For the duration of the COVID19 pandemic, the Planning Board will be meeting electronically under the emergency provisions of RSA 91A. <https://zoom.us/j/92697843243>, or via telephone - dial (301) 715-8592; the meeting ID is 926 9784 3243.

Members & Staff Present:

Brian Sullivan, Chairman
Evan Sederquest, Vice Chairman
Elizabeth Richter, Member (@7:03PM)
Richard Snyder, Member
Aaron Hume, Alternate Member
Selectman Chuck Myette, Liaison
Andrew Hadik, Planning Coordinator

Members Absent:

Mike Weider, Member

Others Present at Various Times:

Penny Williams, Reporter
Gary Van Geyte, Realtor

Meeting Agenda

7:00 PM – General Business

- 1) Review & approve minutes for the 8/5/20 PB meetings.
- 2) FYI, annual process for updating the Town's CIP has been initiated.
- 3) FYI, update for the Library Impact Fee Ordinance is expected shortly.

7:15 Public Hearings

- 1) Continuation of the public hearing for the Site Plan Review Application of Elizabeth Buchanan & Gene Blanchard (Owners) to construct a 6,500 square foot indoor riding arena at 43 Hart Roberts Road in Chester (Map 2 Lot 63-1).

Lot Line Adjustment

Application for a lot-line adjustment between 5-57 and 5-26 located on Old Sandown Road by Webster and Sylvia Anderson (owners).

Appointments

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None scheduled.

Chairman Sullivan opened the meeting at 7:00 PM by reading the meeting preamble and taking roll call. Alternate Aaron Hume was designated as the active member for Mr. Weider.

7:00 PM – General Business

1) Review & approve minutes for the 8/5/20 PB meetings.

Mr. Snyder motioned to approve the August 5, 2020 minutes as written. Mr. Hume seconded the motion. A roll call vote was taken Sullivan – abstain, Sederquest – aye, Hume – aye, Snyder – aye, Richter – aye and Myette – aye. The motion passed 6-0-1.

2) FYI, annual process for updating the CIP has been initiated.

Mr. Hadik said that the annual process for updating the Town's Capital Improvements Plan (CIP) has been initiated. An instructional cover letter, the required project forms, department narratives, and last year's Table 10 (the list of CIP projects) have been distributed to all departments and their BOS liaisons.

The departments have been requested to submit all their data by September 15th. Police Chief Aaron Berube has already submitted his department's paperwork.

Mr. Hadik said that for the GGB's IT budget, he has contacted Block5 for an update of the IT budget for the next 7 years. He has already heard back that 2 employees have been assigned to this update.

3) FYI, update for the Library Impact Fee Ordinance expected shortly.

Mr. Hadik noted he is expecting a second draft of the update to Library Impact Fee Ordinance to review at the Board's meeting on August 26th.

7:15 - Public Hearings

1. Site Plan Review Application of Elizabeth Buchanan & Gene Blanchard (Owners) to construct a 6,500 square foot riding arena located at 43 Hart Roberts Road in Chester (Map 2 Lot 63-1).

Mr. Snyder motioned to reopen the public hearing for the Buchanan/Blanchard Site Plan Review for Map 2 Lot 63-1. Mr. Hume seconded the motion. A roll call vote was taken Sullivan – aye, Sederquest – aye, Hume – aye, Snyder – aye, Richter – aye and Myette – aye. The motion passed 6-0-0.

Mr. Hadik informed the Board that he had received a request for a continuance to August 26, 2020. The revised plan and drainage report arrived at 2:30 PM today, and there was not enough time to expect another review letter from DuBois & King. He opined he did not foresee any big hurdles (*for approval*).

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Ms. Richter motioned to continue the Buchanan/Blanchard Site Plan Review for Map 2 Lot 63-1 to August 26, 2020 at 7:00 PM. Mr. Snyder seconded the motion. A roll call vote was taken Sullivan – aye, Sederquest – aye, Hume – aye, Snyder – aye, Richter – aye and Myette – aye. The motion passed 6-0-0.

Lot Line Adjustment

1. Application for a lot-line adjustment between 5-57 and 5-26 located on Old Sandown Road by Webster and Sylvia Anderson (owners).

Mr. Hadik noted the ZBA had granted a variance with no conditions on either lot. The lot-line adjustment would bring the larger lot into greater conformance because the garage would no longer be in the side setback. He opined he did not note any issues with approving this application.

Mr. Snyder asked if there would be a formal public hearing, and Mr. Hadik said no, noting the ZBA for their hearing had already recently “noticed” all the abutters about the lot-line adjustment.

Mr. Hadik reviewed the conditions of approval on-screen with the Board. He noted that these were standard conditions, one of which is that no additional dwelling units are being created.

Chair Sullivan motioned to approve the Lot Line Adjustment with conditions. Vice-Chair Sederquest seconded the motion. A roll call vote was taken, Sullivan – aye, Sederquest – aye, Richter – aye, Snyder – aye, Hume – aye and Myette – aye. The motion passed unanimously 6-0-0.

7:45 – Appointments

None Scheduled.

Adjournment

Ms. Richter motioned to adjourn the meeting at 7:21 PM. Mr. Snyder seconded the motion. A roll call vote was taken, Sullivan – aye, Richter – aye, Snyder – aye, Sederquest – aye, Hume – aye, Myette – aye. The motion passed unanimously 6-0-0.

Future Meeting Dates

- August 26 –
- September 2 –
- September 9 –
- September 23 -

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

Respectfully submitted,

Daniel Hoijer

Recording Secretary