

09-23-20: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester
Planning Board Meeting
Wednesday, September 23, 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
Mike Weider, Member
Richard Snyder, Member
Elizabeth Richter, Member
Aaron Hume, Alternate Member
Selectman Chuck Myette, Liaison
Andrew Hadik, Planning Coordinator

Members Absent:

Others Present at Various Times:

Meeting Agenda

7:00 PM – General Business

- 1) Review & approve minutes for the 9/2/20 and 9/16/20 PB meetings.
- 2) Jenkins Farm site visit.
- 3) SNHPC's annual membership fee increase.
- 4) Haverhill Road lots.
- 5) PB Budget Review
- 6) CIP Update – Project Reviews
- 7) Crowley Woods Subdivision– Renewal Conditions of Approval

7:15 Public Hearings

None scheduled.

7:15 Appointments

None scheduled.

Chairman Sullivan opened the meeting at 7:00 PM and read the Covid19 preamble authorizing a virtual

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meeting. Roll Call of members present was taken which included Rick Snyder, Mike Weider, Elizabeth Richter, Evan Sederquest, Chairman Sullivan, Alternate Aaron Hume, and Selectman Myette.

7:00 PM – General Business

1) Review & approve minutes for the 9/2/20 and 9/16/20 PB meetings.

September 2, 2020 Meeting Minutes

Lines 139-140 - Mr. Snyder clarified the wording about the liability of signs and discussion of releases.

Mr. Hadik asked for the information on the motions he was not present for: moved to come out of non-public by Mr. Weider, seconded by Mr. Snyder; moved to seal the minutes for one year by Mr. Weider, seconded by Mr. Snyder; adjournment motion by Mr. Weider, seconded by Mr. Snyder at 8:47 PM.

Mr. Weider motioned to approve the September 2, 2020 minutes as amended. Ms. Richter seconded the motion. A roll call vote was taken Sullivan – aye, Snyder – aye, Sederquest – aye, Weider – aye, Richter – aye and Myette – aye. The motion passed unanimously 6-0-0.

September 16, 2020 Meeting Minutes

A typo on Line 137 was corrected.

Mr. Hadik asked for the information on the motions he was not present for: moved to come out of non-public by Mr. Weider, seconded by Mr. Snyder; moved to seal the minutes for one year by Mr. Weider, seconded by Mr. Snyder; adjournment motion by Chairman Sullivan, seconded by Vice-Chair Sederquest at 9:45 PM.

Mr. Weider motioned to approve the September 16, 2020 minutes as amended. Mr. Snyder seconded the motion. A roll call vote was taken Sullivan – aye, Snyder – aye, Sederquest – aye, Weider – aye, Richter – abstain and Myette – aye. The motion passed 5-0-1.

2) Jenkins Farm Site Visit.

Mr. Hadik advised that there was a lengthy site visit this afternoon at Jenkins Farm with Developer Keith Martell, Road Agent Michael Oleson, Town Engineer Scott Bourcier, several residents, and Mr. Hadik. Several drainage issues and proposed connections between driveway culverts and utility crossings were inspected and discussed.

Mr. Hadik noted that he was asked to bring back a question for the Board's opinion. The question is whether the Board is OK with lawn irrigation systems within the right-of-way (ROW) of Jenkins Farm Road with sprinkler heads that are located six feet or more off the edge of the pavement where they would not impact the gravel shoulders. He shared the recorded conditions of approval for the subdivision on-screen which prohibited the installation of inground irrigation systems and/or loaming or seeding roadway shoulders.

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Mr. Snyder said the conditions were somewhat ambiguous regarding this matter. Mr. Hadik agreed, noting the conditions had been written over a decade ago, and that nowadays the wording of this condition is much more specific. Ms. Richter recommended being consistent.

Mr. Snyder asked how it was discovered and who told the homeowners to dig the sprinkler heads out? Mr. Hadik noted there was a site walk a couple of weeks ago, and it was noted that some of the shoulders had been loamed, seeded and/or sprinklered, similar to what happened on Ruth Ray Road (*Buxton Estates*) and at Turnagain Estates. Shoulder gravel had been removed and replaced with loam and then seeded. This causes the sheet flow of rainwater off the pavement edges to be interrupted. Also, sprinkler heads had been installed in some places right up to the edge of pavement. Mr. Hadik noted the developer had sent a letter advising the homeowners that these activities were not allowed, and would be reversed to re-establish the gravel shoulders.

Selectman Myette noted he didn't disagree with the practicality, but is seeing increasing violations in easements with sheds, etc. He suggested "either we enforce it, or we don't, and it will get worse." Mr. Snyder asked where does one "draw the line. There is always something ambiguous. The Board looks at things on a case by case basis. If in violation of what is in clear, plain English, that is what the ZBA is for."

Mr. Weider asked about the Road Agent's opinion on this matter? Mr. Hadik said that Mr. Oleson was fine with the proposed six-foot setback standard. He noted that any of these installations within the ROW are at the homeowner's own risk. The Town is not responsible if, for example, they are damaged by snow plowing.

The Board agreed that for this situation (*subdivision*), the sprinkler heads could remain in the ROW provided they are located at least six (6) feet or more from the edge of pavement. Any heads less than six feet from the edge of pavement must be removed.

Mr. Hadik will send an email informing Mr. Martel. The next road acceptance hearing is in June of 2021.

3) SNHPC's annual membership fee increase.

Mr. Hadik informed that on Tuesday the SNHPC held its 54th annual meeting. He relayed the Commission has voted not to increase the rate per person for its annual dues, however, the Commission is adjusting the dues amounts for all their 14 towns and cities to reflect the changes in population. Mr. Hadik has passed along this information to Joanne Smith, the Financial Director.

For Chester, SNHPC's annual membership fee is increasing \$135, from \$3,448 to \$3,583. This increase reflects a 3.9% growth in population over the last year. Mr. Hadik noted SNHPC obtains their population data from the NH Office of Strategic Initiatives (OSI) and is probably playing catch-up in updating information. Chester had the highest rate. Mr. Hadik noted it will be interesting to see what the census results are.

4) Haverhill Road Lots.

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Mr. Hadik advised that over the last couple weeks he had received several phone calls (from realtors, a civil engineer, and prospective buyers) about two abutting lots on Haverhill Road (#181 Haverhill Road). He shared a section of the Wetlands map for the lots on-screen. He noted the two lots total just over 36 acres and have a fair amount of road frontage. There are no wetlands except on the very back of the lots along the Exeter River headwaters creek which is also in the 100-year floodplain.

Ms. Richter asked about the nature of the property, was it wooded or cleared? Mr. Hadik said a significant portion of it has been cleared.

5) PB Budget Review

Mr. Hadik reminded the Board that the budget will be presented to the BOS at their meeting on October 1st. He will forward Chairman Sullivan, Mr. Weider, and Mr. Snyder the Zoom link before the meeting.

6) CIP Update – Project Reviews

Mr. Hadik reminded the Board that the annual reviews of the CIP projects with the Departments, the Budget Committee, and the BOS will be occurring at the meetings of October 7th and 14th.

7) Crowley Woods Subdivision– Renewal Conditions of Approval (CoA)

Mr. Hadik noted the renewal of the CoA for Crowley Woods will be on October 28th.

Adjournment

Ms. Richter motioned to adjourn the meeting at 7:33 PM. Mr. Snyder seconded the motion. A roll call vote was taken Sullivan – aye, Snyder – aye, Sederquest – aye, Weider – aye, Richter - aye and Myette - aye. The motion passed unanimously 6-0-0.

Future Meeting Dates

- October 1 – PB budget review with BOS
- October 7 – Pipit Estates, PH, CIP submittal reviews w Department Heads, BOS & BC
- October 14 – Eversource CUP PH, CIP submittal reviews w Department Heads, BOS & BC
- October 28 -

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