

10-14-20: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester  
Planning Board Meeting  
Wednesday, October 14, 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:**

Selectman Stephen Landau  
Town Administrator Debra Doda  
School Board Chair Royal Richardson  
SAU 82 Superintendent Dr. Darrell Lockwood  
Maintenance Supervisor Paul Cavanaugh  
Recreation Director Corinna Reishus  
Lindsey White, GZA Assistant Project Manager (*for Eversource*)  
Elizabeth LaRocca, Eversource Community Relations Representative  
Jeni Menendez, Eversource Environmental Permitting Specialist  
Matt Flanders, Eversource Siting and Construction Services  
Conservation Commission Chair Victor Chouinard

**Meeting Agenda**

**7:00 PM – General Business**

1) Review & approve minutes for the 10/7/20 meeting.

**7:15 Public Hearing**

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1. Conditional Use Permit application by Eversource Energy (PSNH) for the replacement of select 373 Transmission Line structures (utility poles) in Chester. The structures require replacement due to the addition of Line Optical Ground Wires. This work will require temporary impacts to wetlands.

### **7:30 Appointments**

**Chester Academy** – School Board Chairman Royal Richardson & Superintendent Dr. Darrell Lockwood

**Recreation Department** – Director Corinna Reishus

**General Government Buildings** – Maintenance Supervisor Paul Cavanaugh

Chairman Sullivan opened the meeting at 7:00 PM and read the Covid19 preamble authorizing a virtual meeting. Roll Call of members present was taken which included Chair Sullivan, Rick Snyder, Mike Weider, Elizabeth Richter, Evan Sederquest, Alternate Aaron Hume, and Selectman Myette.

### **7:00 PM – General Business**

#### **1) Review & approve minutes for the 10/7/20 PB meeting.**

Ms. Richter recommended edits to Lines 159, 169, 191, 199, 202, 204, 213 and 225.

***Mr. Weider motioned to approve the October 7, 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.***

### **7:15 - Public Hearings**

1. Conditional Use Permit application by Eversource Energy (PSNH) for the replacement of select 373 Transmission Line Structures (utility poles) in Chester. The structures require replacement due to the addition of Line Optical Ground Wires. This work will require temporary impacts to wetlands.

***Mr. Snyder motioned to open the public hearing for the Conditional Use Permit application of Eversource Energy (PSNH) for the replacement of select 373 Transmission Line structures (utility poles) in Chester due to addition of Line Optical Ground Wires with temporary impacts to wetlands, at 7:15 PM. Mr. Sederquest seconded the motion. A roll call vote was taken Sullivan – aye, Sederquest – aye, Richter – aye, Snyder – aye, Weider – aye and Myette – aye. The motion passed unanimously 6-0-0.***

Lindsay White of GZA presented the application on behalf of Eversource, noting that Matt Flanders, Jeni Menendez, and Elizabeth LaRocca were also in attendance. Ms. White shared onscreen a map showing areas where maintenance work would commence on Bridle Path, where two poles will be replaced and end on Lane Road where one pole will be replaced. The work area will also include Chester Street (Route 121) where five poles will be replaced, and Old Chester Turnpike where two poles will be replaced. Ms. White indicated they have received their Statutory Permit by Notification from the State, and will follow the new 2019 NHDES Wetlands regulations. Erosion controls and timber matting will be

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89 put in place for the work pads impacting wetlands. Pole replacement will begin in the fall and end in  
90 Spring of 2021. Optical Ground Wire will replace static ground wires, both as shielding and for serving as  
91 internal communication. This work will commence in Spring of 2021. Two small work pads for wire  
92 pulling will be used. Mr. Hadik noted the total wetlands impact in Chester will be only 973 SF.

93  
94 Selectman Myette noted the Conservation Chair Victor Chouinard was present this evening, and  
95 Eversource's representatives have presented their application to the Conservation Commission and  
96 received their recommendation for approval. Selectman Myette noted they discussed the Commission's  
97 concerns regarding illegal OHRV use on the improved utility access roads. Ms. LaRocca discussed the  
98 efforts Eversource is working on to reseed the roads, install gates and signage, and perhaps install pine  
99 timbers to use as blockage to prevent illegal OHRV activity.

100  
101 Chair Sullivan opened the hearing to the public at 7:28 PM for comments and questions.

102  
103 Mr. Hadik shared onscreen the proposed CoA dated October 14, 2020. He noted Condition #4 which  
104 states Eversource shall permanently post, block fence, and gate all the frontages and access points to  
105 their 391 & 373 transmission line properties, from State roads and Town Class V and VI roads, against  
106 unauthorized motorized trespass. These access points would include: NH Route 121, Pingree Hill Road  
107 (V), Candia Road (V), Lane Road (V), Bridle Path Road (VI) and Chester Turnpike (VI).

108  
109 Ms. Menendez requested the word "fence" be changed to "block." Chairman Sullivan recommended  
110 that barriers should be something natural looking when possible.

111  
112 Mr. Weider asked Ms. LaRocca about the wording of the signs they had ordered, and Mr. Snyder asked if  
113 the RSA was referenced. Ms. LaRocca said she did not know the wording, however she will forward the  
114 wording to Planning Coordinator Hadik. Eversource is having their legal team review the wording to  
115 ensure they do not lose their indemnity by stating "No Trespassing." "No ORV use" may be more  
116 suitable. Ms. LaRocca noted Eversource is interested in continuing to work with NH Fish & Game and  
117 the Chester Police Department to address this problem, and does not want people trespassing on their  
118 property.

119  
120 ***Vice-Chair Sederquest motioned to close the hearing to the public at 7:36 PM for deliberations. Mr.***  
121 ***Snyder seconded the motion. A roll call vote was taken Sullivan – aye, Sederquest – aye, Weider – aye,***  
122 ***Richter – aye, Snyder – aye and Myette – aye. The motion passed unanimously 6-0-0.***

123  
124 ***Mr. Snyder moved to approve the request of Eversource Energy (PSNH) for the replacement of select***  
125 ***373 Transmission Line structures (utility poles) in Chester due to addition of Line Optical Ground Wires***  
126 ***with temporary impacts to wetlands. Vice-Chair Sederquest seconded the motion. A roll call vote was***  
127 ***taken Sullivan – aye, Sederquest – aye, Weider – aye, Richter – aye, Snyder – aye and Myette – aye.***  
128 ***The motion passed unanimously 6-0-0.***

129  
130 **7:30 – Appointments**

131  
132 **Chester Academy - School Board Chairman Royal Richardson & Superintendent Dr. Darrell Lockwood**

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Mr. Hadik shared onscreen the SAU's portion of Table 10 of the CIP. Superintendent Lockwood remarked that the School District had 29 items listed on the Table, some of which were beyond 2027-28. He noted some projects had been moved from 2020-21 to the upcoming fiscal year. These included the (#2) Epoxy Painting of the Sprinkler Tank Interior, installing a (#4) Cathodic Protection System for the Sprinkler Tank, (#3) Air Conditioning for the Hub Room & SPED Offices, the (#6) Cafetorium Tile Upgrade and Replacement, and the (#8) Refurbishment of the Cafeteria/Gym Bathrooms.

Superintendent Lockwood noted that new CIP project items are shown in red. These include the (#5) Gas-Fired Water Heater for the Cafeteria & Gym, and the (#9) Walkway Fabric Roof Covering from the SAU Office to the Library.

Superintendent Lockwood explained that the School District did not have a separate building improvement fund like the Town, however, there are some accounts that support specific projects. \$221,000 is set aside in the Building Maintenance Fund not for specific purposes, but Superintendent Lockwood noted (#16) Gym & Cafeteria Re-Roofing (*estimated cost \$225,000*) had been pushed out because some repairs had gained them a few years. There may also be grant funds supporting technology for the (#22) Server Room Network Switches. Two boilers (#19) would be replaced in 2024-25 (*estimated cost \$100,000*). \$20,000 started the fund for this project last July, and they will propose to add another \$20,000 to the fund this year.

Chairman Sullivan asked about the (#5) Gas-Fired Water Heater for the Cafeteria & Gym project, and whether it was a recent fail. Superintendent Lockwood noted a major leak was observed, and it may have to be repaired immediately. The boiler is located above the side door where deliveries come in.

Chairman Sullivan asked about the (#29) Replacement of the John Deere Tractor, and whether the School owned its own tractor. Superintendent Lockwood explained the School purchased a small tractor in 2013, and it will be 20 years old when this proposed replacement comes up. It is used for snow removal, walkways, the playground area, assisting with fields, mulching and spring clean-up.

Ms. Richter asked about (#9) Walkway Fabric Roof Covering project, and whether the awning was a fabric roof. Superintendent Lockwood noted the fabric awning is located between the Library and the SAU where the Kindergarteners used to go back and forth out of doors.

Mr. Weider questioned whether (#26) Gym Floor Refurbishing project is maintenance, and if it belongs in the CIP. Superintendent Lockwood noted this work was outside of the routine maintenance done annually to the floors.

#### **Recreation Department – Director Corinna Reishus**

Mr. Hadik noted that the Recreation Commission was not proposing any projects for the upcoming year. Ms. Reishus noted she had pushed everything back a year.

Mr. Weider asked about the (#7) Fitness Trail being resubmitted when it had been removed last year. Mr. Hadik noted the reason it was removed was because the location had not been specified in the past. Ms. Reishus said she has been researching the Gladys Nicoll "Natural Area" for the fitness trail, and questioned what happened to the funding that was approved for a fitness trail there many years ago.

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Mr. Hadik noted a trail was built. Ms. Reishus said the proposed (*fitness*) equipment was not installed. Vice-Chair Myette said the easement does not allow for structures. RCCD is the third-party easement holder. Those approval hurdles would have to be cleared first. Selectman Landau and Mr. Snyder remembered the trail was an Eagle Scout Project. Two places were established for fitness exercises on the trail, which were two small wooden structures for push-ups and pull ups.

#### **General Government Buildings – Maintenance Supervisor Paul Cavanaugh**

Chairman Sullivan asked about the (#2) 3/4 Ton 4WD Pickup with Plow, and why the Highway Department had taken back the F-550. Mr. Hadik noted the old F-350 was beyond repair.

Maintenance Supervisor Cavanaugh explained that the Maintenance Department needed something now to pull the work trailer. The F-550 had a dump body which was too high to lift equipment in and out of. They believed it required a CDL to operate it, and only Mr. Cavanaugh could drive it. Maintenance had been using the Building Inspector's old Excursion. Mr. Cavanaugh agreed that the purchase of the (#3) 16-foot Open Work Trailer would make the F-550 much more useable. There was some discussion that to drive the F-550 only requires a medical card, not a CDL.

Selectman Landau questioned whether purchasing the police vehicle could be moved up to fill this need. Mr. Weider noted an F-150 would be enough to pull the trailer. The F-550 could be sold if it is the wrong vehicle for the Maintenance Department. Much discussion ensued. In the end it was decided to solve the need for (#2) 3/4 Ton 4WD Pickup with Plow by recovering the F-550 from the Highway Department to pull the (#3) 16-foot Open Work Trailer.

Mr. Weider asked about the (#6) Wason Pond Well Pump & Water Line project. Mr. Cavanaugh explained the pump house was condemned by the Building Inspector and the wiring was bad. The pump is fine and can be moved into the garage next to the house. Mr. Weider asked why not replace the pumphouse with a new shed. Mr. Cavanaugh explained it would cost more money, the foundation should also be rebuilt, and the wiring would have to be redone. Mr. Weider noted the work could be done in-house. When asked about the condition and type of well, Mr. Cavanaugh stated the artesian well is a great well according to the plumber.

Mr. Snyder asked about the Expand & Repave Town Hall Parking Lot project. Mr. Hadik opined the idea was that the parking lot reconstruction and expansion would be coupled together the proposed upgrade of the Police Station/Sally Port. Chair Sullivan stated he would not want to see the parking lot have to be redone in two years if the PD project moves forward. Mr. Snyder noted minor repairs could be done to buy some time.

There was discussion about creating a capital reserve fund for this and the Expand & Repave Stevens Hall Parking Lot projects. There were questions about what if the accounts were created and funded, and then the projects were discontinued or reprioritized. Mr. Hadik opined the accounts could be closed and the funds transferred to other CIP projects if the voters approved via warrant articles. Mr. Weider explained the Capital Reserve Fund process, and how it can delay a year since the funds have to first go to the Town's Unassigned Fund Balance for the Legislative Body to decide by warrant article to transfer the funds out to a new account, and that both actions cannot be both done in the same fiscal year.

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**Adjournment**

***Ms. Richter motioned to adjourn the meeting at 9:05 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 28 – CIP Project Reviews, Crowley Woods PH, Connelly SPR*

***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,

Nancy Hoijer

Recording Secretary