

3-14-18 These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester  
Planning Board Meeting  
Wednesday, March 14, 2018  
Municipal Complex  
Approved Minutes**

**Members Present**

Brian Sullivan, Chairman  
Evan Sederquest, Vice Chairman  
Elizabeth Richter, Member  
Aaron Hume, Alternate Member

**Members Absent**

Richard Snyder, Member  
Michael Weider, Member  
Jacob Weider, Alternate Member  
Cass Buckley, Ex-Officio

**Staff Present:**

Andrew Hadik, Planning Coordinator

**Others Present at Various Times**

Jason Gustin, 161 Crowley Road, Candia  
Eric Mitchell, DAR Builders (Crowley Woods)  
Karen Reese, 351 Chester Road, Candia

Chairman Sullivan called the meeting to order at 7:02 pm.

Chairman Sullivan noted that Mr. Hume is the alternate for Mr. Weider.

**Meeting Agenda**

**General Business**

- Review and sign invoices and time sheets.
- Review and approve minutes for February 28, 2018.
- Review second draft of the Annual Report.
- FYI Busche Academy Open House and Development discussion on Friday, March 16, 2018 at 6:30 – 8:00 pm.

**7:10 PM – Appointments – None Scheduled**

**Public Hearings – 7:15 PM**

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1. **Continuance of the Public Hearing for the subdivision application by the DAR Builders, LLC 305 Massabesic Street, Manchester, NH, 03104, for a 60 – lot subdivision of Map 11, Lots 30 & 30-7 off Crowley Road, Candia, NH.**

2. **Proposed 2018 Zoning Amendments**

**Future Meeting Dates:**

March 28, 2018 – Road Acceptance Reviews, 2<sup>nd</sup> PH for Zoning Amendments  
April 4, 2018 – Board subdivision review/work session  
April 11, 2018 –  
April 25, 2018 – CPH Crowley Woods Subdivision

**Review and approve minutes for February 28, 2018.**

The Board reviewed the draft minutes from February 28, 2018.

Amendments to the minutes were noted as follows: remove the last “with” at the end of the sentence on line 217, capitalize “Hadik” on line 257, and replace “verbiage in” with “language of” on line 258.

Vice Chair Sederquest made a motion to accept the February 28, 2018 minutes as amended; Ms. Richter seconded the motion. Motion approved, 3-0-1, Mr. Hume abstained.

**Review second draft of the Annual Report.**

Mr. Hadik distributed the second draft of the annual report to the Board members to review. Mr. Hadik noted that the draft will be handed in on March 29.

Mr. Hadik and the Board discussed the noticing of the zoning amendments.

Mr. Hadik and the Board reviewed the annual report draft.

**FYI Busche Academy Open House and Development discussion on Friday, March 16, 2018 at 6:30 – 8:00 pm.**

Mr. Hadik informed the Board of the FYI Busche Academy Open House and Development discussion on Friday, March 16, 2018 at 6:30 – 8:00 pm.

**Public Hearings- 7:15 pm**

1. **Continuance of the Public Hearing for the subdivision application by the DAR Builders, LLC 305 Massabesic Street, Manchester, NH, 03104, for a 60 – lot subdivision of Map 11, Lots 30 & 30-7 off Crowley Road, Candia, NH.**

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88 Vice Chair Sederquest made a motion to reopen the Public Hearing for the subdivision application by  
89 DAR Builders, LLC 305 Massabesic Street, Manchester, NH, 03104, for a 60 – lot subdivision of Map 11,  
90 Lots 30 & 30-7 off Crowley Road, Candia, NH; Ms. Richter seconded the motion. Motion approved, 4-0-  
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93 The Public Hearing opened at 7:15 pm.

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95 Mr. Hadik reviewed with the Board the four documents related to the subdivision application by Dar  
96 Builders distributed to the Board members at this meeting. He noted that the documents included:

- 97 • an email from Sylvia von Aulock of SNHPC that she had generated after the Public hearing in  
98 Candia,
- 99 • a letter from DuBois & King, Jeffrey A. Adler that lists his thoughts on the review of the second  
100 plan set,
- 101 • a letter from NHDES noting that they have granted the alteration of terrain permit,
- 102 • Mr. Mitchell's responses to the Chester Planning Board concerns in a nine-page memo.

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104 Mr. Mitchell came before the Board at 7:18 pm.

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106 Mr. Mitchell gave the Board an update on the progress of the subdivision. He noted that the Wetlands  
107 and AoT specifics are completed. Mr. Mitchell said that the conservation deed still needs to be finalized.

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109 Mr. Mitchell said that the Open Space will be deeded to the Town for conservation purposes. He said  
110 that the conservation restrictions will be listed. Mr. Mitchell said that they still need to meet with the  
111 Conservation Commission to review specifics.

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113 Mr. Mitchell noted that preliminary plans were approved by the Town of Candia in December of 2017.  
114 He said that he will be submitting final plans to the Town of Candia next week. Mr. Mitchell pointed out  
115 that although Candia has only one lot in Candia on the plan, Crowley Road and its improvements are of  
116 great importance to Candia.

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118 Mr. Mitchell said that they have done an as-built of Crowley Road; they looked at the width of  
119 pavement, and the width of shoulders. He said that they are recommending to have at least 20 feet of  
120 pavement. Mr. Mitchell said that most of the road's pavement width is currently between 18 and 20  
121 feet for pavement.

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123 Mr. Mitchell explained that the right-of-way for one-third of the east-west portion of Crowley Road and  
124 eighty percent of the north-south portion of Crowley Road is 60 feet. He said that even though one may  
125 see rock walls right against the edge of the pavement, the right-of-way is set back further beyond the  
126 walls. This is because when the (relatively new) subdivisions were laid out along Crowley Road, the  
127 front lot lines were set back at the request of the Town of Candia to expand the right-of-way to 60'. He

noted that they propose a two-foot shoulder along with twenty feet of pavement. Mr. Mitchell said that the road will be widened, shimmed, and repaved.

Mr. Mitchell said that Crowley Road is designated a scenic road. He noted that they therefore must have a Public Hearing about cutting the trees. He said that he was surprised at the number of dead trees that are along Crowley Road, noting that those should be cut down for safety purposes. Mr. Mitchell said that there are between twenty to thirty trees that are right along the edge of pavement, so those are anticipated on being cut down after everything is explained at a Public Hearing.

Mr. Mitchell reviewed for the Board the progress on improving the sight-lines at the Crowley Road intersections. He noted that they have purchased sight-line easements to the south and to the north at the intersection of Crowley Road and Chester Road. He said that they will change that intersection from a Y-intersection to a T-intersection with the required State sight-line distances. They will also clear back the brush looking south down Candia Road.

Mr. Mitchell said that the primary item with which they must work with Candia is Crowley Road.

Mr. Mitchell listed the departments in each Town with whom he has spoken: Chester Police, Chester Fire, Ambulances out of Derry and Chester, and the Chester School District. Mr. Mitchell said that they all said that they did not have a problem with coming to the development; he said that he could get that information in writing.

Mr. Mitchell explained that there has not yet been a Public Hearing in Candia on the revised plan set.

Chairman Sullivan asked if the cistern issue has been worked out with the Chester Fire Department.

Mr. Mitchell said that the Chester Fire Department (no members of the CFD were present), after being shown the plans with one thirty-thousand-gallon cistern, concurred with the plans for one cistern and did not require multiple cisterns. Mr. Mitchell said that he could get that concurrence in writing, along with the Mutual Aid agreements between the corresponding departments in each town.

Chairman Sullivan read from a letter that noted that the CFD was concerned about only one cistern on the plan, they felt they needed three cisterns. Chair Sullivan then read Mr. Mitchell's response to the CFD letter stating that they had meet with the CFD and that they believe that one cistern is sufficient. Chair Sullivan explained that he needs to clarify that the CFD agrees with Mr. Mitchell's position of one cistern. Mr. Mitchell said that he will get the CFD's agreement to one cistern in writing.

Mr. Mitchell discussed the cul-de-sac. Mr. Hadik clarified that the cul-de-sac is temporary. Mr. Mitchell restated the cul-de-sac as a "temporary cul-de-sac."

Mr. Hadik asked about the timing (duration) of the three development phases.

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Mr. Mitchell said that this is something that needs to be worked out, however, he expects them to be around 18 months each.

The Board discussed the schedule with Mr. Mitchell for the next meeting with the Candia Planning Board. He said that he thought the Candia PB would be next discussing the development on the third meeting in April.

Mr. Hadik suggested that they have a work session to review the plan sets. The Board agreed to have a work session on the development on April 4.

Chairman Sullivan asked for Public Comment.

Mr. Jason Gustin of Candia came before the Board at 7:43 pm.

Mr. Gustin asked if Mr. Mitchell had addressed the issue of the location of the west entrance road.

It was noted that Mr. Gustin and the Planning Board had asked Mr. Mitchell at the Planning Board meeting on November 29, 2017 if the road could be moved further into the lot on which it is drawn to create a larger buffer from Mr. Gustin's property.

Mr. Mitchell used a plan map to show and explain that the west entrance road is located on the high side of the lot for sight distance reasons. Mr. Mitchell said that the pavement is centered on the sixty feet of the right-of-way, which is not centered on the lot because of the line of sight issue. He noted that there is space between the right of way and Mr. Gustin's property.

Mr. Gustin said he is aware of the space but that he is hoping to get the road as centered as possible on the lot to create as much space as possible for safety for his family; he noted he didn't move here to end up living on a corner lot.

Mr. Mitchell said that they can still consider the road location, and that Mr. Gustin should "feel free" to bring the issue up at the Candia Planning Board Public Hearing.

Mr. Gustin returned to the audience at 7:49 pm.

Ms. Karen Reese of Candia came before the Board at 7:49 pm.

Ms. Reese asked if Crowley Road can be widened if the stone walls come right to the edge of the pavement.

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Mr. Mitchell used the map to show Crowley Road's right-of-way. He pointed out that in places the land beyond the stone walls was deeded to the Town of Candia (right-of-way).

Ms. Richter asked Mr. Mitchell if they would be moving stone walls, not destroying them.

Mr. Mitchell said that if that is what the Town of Candia wants them to do. He noted that there are some places that are wetlands and the stone walls can't be moved into those areas.

Ms. Reese noted that she did not realize that stone walls could be moved.

Mr. Mitchell said that the new right-of-way goes behind the stone walls and that the walls are no longer boundary markers. He said that to fit the 20 feet of pavement and the two feet of shoulders for Crowley Road, which is recommended by the National Association of Transportation (standards), the walls have to be moved (in places).

Ms. Reese returned to the audience at 7: 52 pm.

Ms. Richter made a motion to continue the Public Hearing for the subdivision application by the DAR Builders, LLC 305 Massabesic Street, Manchester, NH, 03104, for a 60 – lot subdivision of Map 11, Lots 30 & 30-7 off Crowley Road, Candia, NH; Mr. Hume seconded the motion. Motion approved, 4-0-0.

## **2. Proposed Zoning Amendments**

Mr. Hadik explained that due to technical issues with the new Town website, he was unable to adequately post the proposed zoning amendments in advance on the new website. He said he had noticed a second Public Hearing for March 28<sup>th</sup>. He suggested postponing the public hearing until then.

The Board reviewed a few of the proposed zoning amendments. No changes were made.

Ms. Richter made a motion to continue the Public Hearing for the proposed zoning amendments to March 28, 2018 at 7:15 pm; Mr. Hume seconded the motion. Motion approved, 4-0-0.

## **Other – Road Acceptance Reviews**

Mr. Hadik explained that March 28, 2018 the Planning Board will be doing road acceptance reviews. He noted that they will be reviewing Isaac Foss Road, and Shetland and Hackney roads in the 2003 Phase III of the Turnagain Estates Subdivision which includes.

Mr. Hadik said that Isaac Foss Road has already been reviewed and accepted. He pointed out that last week, during a walk-through of the road, a couple of one-eighth to one-quarter inch scratches were noticed.

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249 Mr. Hadik and the Board discussed the scratches.

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251 Mr. Hadik and Chairman Sullivan discussed the check-list and requirements for road approval.

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253 **Adjournment**

254 Ms. Richter made a motion to adjourn the meeting; Mr. Hume seconded the motion. Motion approved,  
255 4-0-0.

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257 Meeting adjourned at 8:18 pm.

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259 Respectfully submitted,

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261 C. Molly Qualters

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263 Recording Secretary