

5-5-21: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester
Planning Board Meeting
Wednesday, May 5, 2021
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:

Evan Sederquest, Vice Chairman
Richard Snyder, Member
Mike Weider, Member
Elizabeth Richter, Member
Aaron Hume, Alternate
Selectman Chuck Myette, Liaison
Andrew Hadik, Town Planner

Members Absent:

Brian Sullivan, Chairman

Guest Present:

Erica DeBeckers
Dan Jones, President, Chester Rod & Gun Club
Kevin Laliberte
Penny Williams
Richard Iversen
Chester PACT

Meeting Agenda

7:00 PM – General Business

1. Review & approve the minutes for the 4/14/21 PB meeting.
2. Discuss Pipit Estates bond reduction letter.
3. Discuss Drowne gravel pit & composting operation reclamation plan.

7:15 PM – Appointments

1. Conceptual discussion with Erica De Beckers (Ark Animals Homecare Veterinary) regarding adding a 2,000 sq. ft. office & storage building at 112 Towle Road.

7:15 PM – Public Hearings

1. Site Plan Review application of the Chester Rod & Gun Club (owners) to erect a storage building, and make safety improvements to the rifle and pistol ranges, at the property located at 99 Rod & Gun Club Road (Map 9 Lot 70).

Non-Meeting

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To review advice of Counsel.

Meeting Minutes

Vice-Chairman Sederquest called the meeting to order at 7:03 PM and asked for a roll call of those present: Rick Snyder, Mike Weider, Elizabeth Richter, Aaron Hume, Selectman Chuck Myette. Mr. Sederquest read the virtual meeting preamble and stated that Alternate Aaron Hume would be active for Mr. Sullivan.

7:00 PM – GENERAL BUSINESS

1. Review & approve the minutes for the 4/14/21 PB meeting.

Mr. Hadik asked for clarification on which members moved to seal the minutes of the non-public sessions. Mr. Weider moved and Mr. Snyder seconded both of the non-public sessions. Ms. Richter moved to adjourn the meeting and Mr. Snyder seconded the motion.

2. Discuss Pipit Estates bond reduction letter.

Mr. Hadik shared a letter from Jeff Adler of DuBois and King dated 4-23-21 for the Pipit Estates subdivision. The construction bond estimate has been reduced, so Mr. Hadik has amended the draft of the conditions of approval. This might change as the conditions are still not recorded as the Board still has not received a surety. Until the prerecording items and the conditions of approval are met, it will not be recorded. By that time, the amount might be further reduced if additional site work is completed.

3. Discuss Drowne gravel pit & composting operation reclamation plan.

Mr. Hadik had no recommendations regarding the proposed plan. The Board members are unsure what the reclamation plan is, and what the final footprint will be. Mr. Snyder said that ideally the reclamation plan should be to return the site to what it was at the point where they were grandfathered to, which is not feasible. He would like to have Counsel advise the Board as to what their options are. It is unclear to what state they are asking to reclaim the site. The Board would like feedback from the Conservation Commission regarding this issue. It was once forested, then logged land, and it is now two large ponds, so the entire area cannot be reclaimed.

Ms. Richter requested that a proponent of the plan present it to the Board and clarify their future plans. Mr. Hadik will contact the Drownes to meet with the Board, and will also ask the Conservation Committee to review the plan and relay their thoughts.

7:15 PM – Appointments

1. Conceptual discussion with Erica De Beckers (Ark Animals Homecare Veterinary) regarding adding a 2,000 sq. ft. office & storage building at 112 Towle Road.

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Mr. Hadik gave a synopsis of this business. Ark Animals Homecare is a mobile veterinary run from a two-acre lot on Towle Road. In 2016, the PB granted a Home Business permit. In 2017, a Cease & Desist was issued by Myrick Bunker, the Building Inspector (BI), because at least half a dozen vehicles belonging to employees were observed parking in the ROW of Towle Road. In 2018, the ZBA granted a variance to construct an 8,060 sq. ft. parking lot with an 18-foot wide entrance to Towle Road.

Ms. De Beckers said she would like to construct a 2,000 sq. ft. barn on the lot for the purpose of office space to see patients, and the storage of materials. The plans are also to expand from two to three mobile veterinary vans and add four on-site employees. Mr. Bunker believes the scope of this home business has grown into a commercial business, which requires a variance for a commercial use before he will issue a permit for the proposed barn. Mr. Hadik concurs with this. Mr. Bunker is also concerned the business has outgrown the property, and will continue to grow.

Ms. De Beckers explained she is working with a veterinary architect who has worked on other local veterinary businesses. Her mobile business has evolved into adding an onsite clinic. She is currently working out of a small garage, which is not professional or accommodating to her clients.

Ms. De Beckers said there are no plans to provide 24-hour service as her home is located on this property. They will need to work with the architect to determine if the addition of the barn will result in exceeding the 15% impervious surface limit of the lot, and whether they will need to obtain a variance for this from the ZBA. They will need to ensure there is enough parking space for the six employees in the vans, the three vans, four employees in the new building, plus parking for clients. She could open another location in the future if the business continues to grow.

7:15 PM – Public Hearings

1. Site Plan Review application of the Chester Rod & Gun Club (owners) to erect a storage building, and make safety improvements to the rifle and pistol ranges, at the property located at 99 Rod & Gun Club Road (Map 9 Lot 70).

Mr. Hadik presented a completed application to the Board. He stated the application was complete enough for acceptance and a motion to open the public hearing.

Mr. Snyder moved to accept the application of the Chester Rod & Gun Club for improvements to existing site and to open the public hearing. Ms. Richter seconded the motion. A roll call vote was taken. Sederquest – aye, Myette – aye, Snyder – aye, Richter – aye, Weider – aye and Hume – aye. The motion passed 6-0-0.

Dan Jones, the President of the Chester Rod & Gun Club presented the application. The building will be a 30' x 50' prefab metal building on a slab. Mr. Snyder asked about the purpose of the building; it will be used to store a tractor and other maintenance equipment, as well as the 3D archery targets. The building will have no water or heat, only electricity for lighting. There will be no additional site clearing; the building will be erected on the existing gravel parking area.

The proposed safety improvements to the rifle and pistol ranges are what are known as “No Blue Sky” improvements. These include adding overhangs to each of the roofs over both of the firing lines to lower the downrange lines of sight, and adding overhead “ballistic baffles” spaced out downrange that

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will capture and/or deflect downwards any upwardly errant projectiles towards the ground or impact berms. Whether the ballistic baffles will consist of downward angled armor plates, heavy timbers, or metal mesh enclosures of gravel is yet to be determined. They may also help constrain sound within the site by deflecting some of the sound towards the ground. Mr. Jones noted the club is working with an engineer who specializes in these types of safety improvements.

Mr. Snyder moved to accept the site plan review for improvements at the Chester Rod & Gun Club. Mr. Weider seconded the motion. A roll call vote was taken. Sederquest – aye, Myette – aye, Snyder – aye, Richter – aye, Weider – aye and Hume – aye. The motion passed 6-0-0.

Vice-Chairman Sederquest stated that the site plan review was approved.

Non-Meeting

Ms. Richter moved to adjourn the meeting at 8:08 PM. Mr. Snyder seconded the motion. A roll call vote was taken. Sederquest – aye, Myette – aye, Snyder – aye, Richter – aye, Weider – aye and Hume – aye. The motion passed 6-0-0.

Future Meeting Dates

- May 29 –Vissing SPR re: Airbnb on Raymond Road.

Respectfully submitted,

Beth Hanggeli, Recording Secretary