

7-28-21: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester  
Planning Board Meeting  
Wednesday, July 28, 2021**

**Approved Minutes**

(The meetings are broadcast live on Channel 20, and available on the Town's cable TV streaming service - go to <http://www.vod.chesterctv.com> and click "Watch Now". If you would like to participate via the Zoom teleconferencing utility, please go to <https://zoom.us/j/92697843243>, or you may participate via telephone - dial 301-715-8592; the meeting ID is 926 9784 3243.)

**Members & Staff Present:**

Evan Sederquest, Vice Chairman  
Elizabeth Richter, Member  
Richard Snyder, Member  
Aaron Hume, Alternate (for Brian Sullivan)  
Selectman Chuck Myette, Liaison (joined at 7:07 PM)  
Andrew Hadik, Town Planner

**Members Absent:**

Brian Sullivan, Chairman  
Mike Weider, Member

**Guests and Members of the Public Present:**

Fran Bechtold  
Russell Quintal  
Kevin Hatch  
Road Agent Mike Oleson  
Chester PACT

**Meeting Agenda**

**7:00 PM – General Business**

1. Review & approve invoices, sign documents etc.
2. Review & approve the minutes for the 7/14/21 PB meeting.

**7:15 PM – Appointments**

1. Discussion with Kevin Hatch (Cornerstone Survey, Inc.) re: reclamation timeline for the excavation at the Mill Pine Subdivision (M&L 10-1).
2. Conceptual discussion with Fran Bechtold & Russell Quintal regarding the discontinuance of the Carkin Road cul-de-sac.

**7:15 PM – Public Hearings**

None scheduled

**Non-Public Meeting**

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None scheduled

## Meeting Minutes

Vice-Chairman Sederquest called the meeting to order at 7:00 PM.

### 7:00 PM – GENERAL BUSINESS

1. Review & approve invoices, sign documents, etc.

2. Review & approve the minutes for the 7/14/21 PB meeting.

*Mr. Snyder moved to accept the minutes for the July 14, 2021 meeting as written. Mr. Hume seconded the motion. A roll call vote was taken. Sederquest – aye, Hume – aye, Myette – aye, Richter – abstain, Snyder – abstain. The motion passed 3-0-2.*

3. Zoning Board of Adjustments (ZBA) ordinance enforcement

Mr. Snyder summarized the recent Zoning Board of Adjustments meeting. They discussed the application for a bed and breakfast by Mr. Swanson. A variance was applied for and granted due to the structure not being attached to the primary residence. Selectman D'Angelo had noted there are no means of enforcing the length-of-stay limit in the Bed and Breakfasts ordinance. Mr. Snyder noted this is true, however, there are many such similar situations throughout the Town's ordinances. It would require a very large set of ordinances to cover every contingency. Mr. Hadik noted that the current policy is if residents note ordinance violations they can file written complaints with the Building Inspector, who will investigate the situations.

Selectman D'Angelo will bring up the length-of-stay limit enforcement issue at the next Board of Selectmen meeting, although the Planning Board agreed it is not a problem at this point.

### 7:15 PM – Appointments

1. Conceptual discussion with Fran Bechtold & Russell Quintal regarding the discontinuance of the Carkin Road cul-de-sac.

The legislative body voted to discontinue the cul-de-sac – which was proposed but never built – at the Town Meeting in May 2021. Road Agent Oleson explained the benefit of retaining a small stub of roadway to leave enough space for snow storage during winter plowing and future drainage improvements. Carkin Road currently has significant drainage issues, and if no space is retained, then there will be no place to install drainage infrastructure when Carkin and Donna streets are rebuilt.

Mr. Oleson explained that surface water pools on Carkin Street and on the unbuilt cul-de-sac. At least 4 homes are impacted by this water. He explained that at some point a few catch basins connected by culverts can be installed to mitigate this situation. A drainage easement would also be required across a small portion of Mr. Quintal's lot.

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All agreed on the need to address the water issue. Mr. Quintal and Ms. Bechtold graciously agreed to Mr. Oleson's proposed solution. The Board agreed as well.

Mr. Hadik outlined the steps involved in having the lot-line adjustment approved by the Planning Board, including applying for equitable waivers for "short frontage" from the ZBA. Mr. Snyder confirmed the application for equitable waivers is the way to go.

Mr. Hadik noted the site plan needs to be finalized before applying to the ZBA and the Planning Board. All agreed that Mr. Oleson, Mr. Quintal and Ms. Bechtold would meet onsite with the surveyor to finalize on where the lot-line monuments were going to be set, and the layout of the drainage easement. Depending on the length of the stub, the short frontage issue might be resolved for Ms. Bechtold's lot, thereby removing her need to apply for an equitable waiver.

## **2. Discussion with Kevin Hatch (Cornerstone Survey, Inc.) re: reclamation timeline for the excavation at the Mill Pine Subdivision (M&L 10-1).**

Mr. Hatch reviewed changes made to the existing plan. The reclamation project will be completed by December 30, 2022. A 12,000 square foot island will be left as a bird sanctuary and the rest of the berm will be removed. The 50,000 cubic yard volume noted on the previous excavation permit renewal application was originally a wild guess; the actual amount left to excavate is 22,500 cubic yards. The Planning Board asked about the reclamation project in terms of creating habitat diversity. Mr. Hadik advised that the Chester Conservation Commission is in favor of the proposed reclamation noted in the margin on the plan.

Mr. Hadik asked when commercial sales and removal of materials from the site would cease. Mr. Hatch said this will also be completed by December 30, 2022, as part of the reclamation process. Mr. Hatch said the existing machinery will be removed from the site as soon as it is reclaimed. Mr. Hadik asked about the removal of the modular housing frames, and Mr. Hatch advised their removal is noted on the plan and will also be completed by December 30, 2022.

There was discussion about the "Time-Line" note on the plan. The Board would like more comprehensive wording. Mr. Hadik and Mr. Hatch will finalize the wording. A signature block to indicate the Planning Board's approval will also be added to the plan.

Selectman Myette asked if the Planning Board approved of the continued excavation below the water table to complete the reclamation project, which is counter to the regulations. The Board agreed that there is a value to this type of habitat diversity, as open water is disappearing in New Hampshire. In the future, the Board will be more vigilant in overseeing creation of ponds through gravel pit projects.

The notice of intent to excavate has been updated with the correct volumes and has been presented to the Board of Selectmen to sign. The Planning Board will inform the Board of Selectman that they approve the signing of this notice. The notes on the plan will be updated by August 1, 2021.

***Ms. Richter moved to adjourn the meeting. Mr. Snyder seconded the motion. A roll call vote was taken. Sederquest – aye, Hume – aye, Myette – aye, Richter – aye, Snyder – aye. The motion passed 5-0-0.***

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142

143 The meeting was adjourned at 8:12 PM.

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145 **Future Meeting Dates**

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147 • *August 4 –*

148 • *August 11 –*

149 • *August 25 –*

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151 *Respectfully submitted,*

152 *Beth Haggeli*

153 *Recording Secretary*