

**Town of Chester**  
**Planning Board Information Session**  
**Wednesday, June 14, 2017**  
**Municipal Complex**  
**Information Session Notes**

**Members Present**

Elizabeth Richter, Member  
Aaron Hume, Alternate Member  
Cass Buckley, Ex-Officio (arrived at 7:35)

**Members Absent**

Brian Sullivan, Chairman  
Evan Sederquest, Vice Chairman  
Richard Snyder, Member  
Michael Weider, Member

**Staff Present:**

Andrew Hadik, Planning Coordinator

**Others Present at Various Times**

Jacob Weider  
Eric Mitchell  
Steph & Cindy Landau  
Mike Oleson, Chester Road Agent  
Tom Giffen, Chairperson, Candia Planning Board  
Various residents of the Town of Candia (unknown to this recording secretary)  
Various residents of the Town of Chester (unknown to this recording secretary)

**Informational Session**

Planning Coordinator Andrew Hadik announced at 7:15 pm there were not enough members present to hold an official Planning Board meeting and public hearing. He noted that many people had been expected to travel from Candia and North Chester this evening to attend the first public hearing for the Crowley Woods Subdivision. Not knowing who would be coming, there was no way of notifying everyone at the last moment the hearing had to be postponed. (There were roughly 20-25 abutters who had arrived to attend the public hearing.)

Mr. Hadik explained that rather than have so many people come all this way and leave without receiving any information, it had been agreed to hold an informal informational session. Mr. Eric Mitchell, the engineer responsible for the design of the subdivision, had graciously agreed to stay and give an informal presentation on the subdivision, and was willing to field questions from the public.

Mr. Hadik explained the subdivision application would not be accepted this evening, no Planning Board business would be conducted, and no decisions would be made. He noted that the agenda for the scheduled meeting would be postponed until Wednesday, June 28, 2017.

Mr. Steph Landau said that he is very familiar with the process of Public Meetings and lack of quorums. He questioned why plans were being handed out to Board members if there is a lack of quorum. Mr. Landau noted that by law a meeting can't be held if there is no quorum. He said that with all due respect to his neighbors and the residents of Candia, a meeting can't be held without a quorum. Mr. Landau expressed his desire to note his exception to this process. He said that the members of the Planning Board should sit in the audience with the rest of the people. Ms. Richter said that she thinks the situation is analogous to a conceptual meeting. Mr. Landau pointed out that if this is an informational session there should not be maps on the Planning Board table, otherwise minutes should be taken.

Mr. Hadik disagreed with Mr. Landau, explaining that only an information session was taking place. Just because Mr. Mitchell had distributed some plans to the Board members at the table, because they could not see the plans being presented to the public from the where they were sitting, did not change the information session into a formal meeting. He reiterated the subdivision application was not being accepted, no Board business was being conducted, and no decisions would be made.

#### **Information Session for the Crowley Woods Subdivision**

**Mr. Eric Mitchell began to present the Crowley Woods subdivision to the people present at the information session at 7:28 pm.**

Mr. Eric Mitchell explained that he agreed that an informal informational session should be held since there is no quorum. He said that the plans he is presenting are the plans that have already been reviewed and approved by the Town's engineer and consultant. Mr. Mitchell noted that the plans have not been presented yet to the Chester Planning Board. He also noted the plans would be presented on June 21<sup>st</sup> to the Candia Planning Board.

Mr. Mitchell reviewed the plans and project of the Crowley Woods subdivision. He explained that there were ~182 acres being subdivided into an open space development with 60 single family house lots. He noted the open space area will consist of ~110 acres, and will be deeded in fee to the Town of Chester. Mr. Mitchell said that the Town of Chester will own the land for conservation purposes. He also noted the two sections of the roadway entrances in Candia would be deeded to the Town of Chester for maintenance purposes. Mr. Mitchell stated the total wetland impact of the road network was calculated to be ~9,000 square feet.

Mr. Hadik noted that last week the Chester Planning Board had deemed this a "Subdivision of Regional Impact." He stated the Candia Planning Board and regional planning commission, SNHPC, had already

85 been notified of this determination. He also noted that a rough estimate of vehicle trips per day  
 86 supplied by SNHPC for 60 single-family units totaled 571 vehicle trips. Mr. Hadik added that Mr.  
 87 Mitchell had been told the Chester Planning Board was unlikely to grant a waiver from a traffic impact  
 88 study, and the required study would be reviewed by both the Town's and SNHPC's traffic engineers.

89  
 90 The people present had various questions relating to lot size, and various road traffic issues. Road traffic  
 91 issues appeared to be the greatest concern. Mr. Mitchell and the people discussed the various questions  
 92 and issues.

93  
 94 From the public's input, Mr. Hadik noted the following list of concerns to be reviewed by both the  
 95 Town's and SNHPC's traffic engineers:

- 96  
 97 1. The narrowness of Crowley Road (only a 32' right of way) was discussed. While the statement  
 98 was made the developer was willing to shim and overlay the entire road to improve it, it was  
 99 also stated there is little or no potential for widening the road.  
 100
- 101 2. A related issue of concern was that the Candia school buses do not drive down Crowley  
 102 Road. Apparently the children congregate and wait for their buses at the intersection of  
 103 Candia/Chester and Crowley Roads. What should be investigated is whether this issue exists  
 104 because the road is too narrow to fit both a school bus and allow oncoming traffic to pass, or  
 105 because there is no turnaround for the Candia school buses.  
 106
- 107 3. There is a significant line-of-sight issue at the intersection of Candia/Chester and Crowley  
 108 Roads. This situation should be verified, and evaluated to determine if any improvements such  
 109 as the cutting back of brush, trees, or even banking could mitigate the situation.  
 110
- 111 4. A similar line-of-sight issue was reported at the intersection of Crowley & Lane Roads (at the  
 112 opposite end of Crowley Road.) This situation should be verified, and evaluated to determine if  
 113 any improvements such as the cutting back of brush, trees, or even banking could mitigate the  
 114 situation.  
 115
- 116 5. A line-of-sight issue was reported at the intersection of Candia/Chester Road and Candia's Main  
 117 Street. This situation should be verified, and evaluated to determine if any improvements could  
 118 mitigate the situation.  
 119
- 120 6. Though far removed from the subdivision, another safety issue was reported at the intersection  
 121 of Candia's Main Street and Route 43. This was brought up by individuals commuting to  
 122 Manchester, and because the subdivision has the potential of increasing the number of  
 123 commuters to Manchester. Because Route 43 is a State road, it was suggested NH DOT be  
 124 included in any evaluation of this intersection. (Perhaps Candia could also seek guidance /  
 125 support from SNHPC on this issue?)  
 126

127 As there was no meeting held because of lack of quorum, there was no official adjournment. The  
128 informational session ended at 8:24 pm. The public was allowed to stay for another 15-20 minutes to  
129 mingle and meet with neighbors, and ask additional questions of Mr. Mitchell and the Town Road Agent.  
130 As they left, many of the residents thanked Mr. Hadik for the information session, including some  
131 members of the Candia Planning Board.

132  
133 Respectfully submitted,  
134 C. Molly Qualters  
135 Recording Secretary

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