

These minutes are subject to possible revisions/corrections during their review at a subsequent Planning Board Meeting

**Town of Chester
Planning Board Meeting
Wednesday, April 27, 2016
Municipal Complex
Approved Minutes**

Members Present

Brian Sullivan, Chairman
Evan Sederquest, Vice Chairman
Michael Weider, Member
Elizabeth Richter, Member
Cass Buckley, Member
Dick Trask, Ex-Officio Member

Members Absent:

Richard Snyder, Alternate Member

Staff Present:

Andrew Hadik, Planning Coordinator

Chairman Brian Sullivan called the meeting to order at 7:10 p.m.

Agenda

- Review & Sign Invoices
- Review and approve minutes for 4/13/16 and 4/20/16
- Public Hearings:
 - Application of Lei Wang, owner of Busch International, Inc., owner of property at 40 Chester Street (Map 5, Lot 15) for a Site Plan Review and proposed renovation to the building formerly known as Wadleigh Library of White Pines College.
 - Adopt the Town of Chester's new Capital Improvement Program (CIP) 2016-2023.
- Future Meeting Dates:
 - May 4, 2016 - PHC Babin SUB
 - May 11, 2016 - PHC Towle SUB
 - May 25, 2016

Review Invoices

The Board reviewed and approved invoices. There was no further discussion.

Review and approve minutes for 4/13/16

Ms. Richter had corrections to the minutes. Mr. Weider made a motion to approve the minutes for 4/13/16 as amended; Mr. Buckley seconded the motion. Motion approved with 5 yes and 1 abstention.

Review and approve minutes for 4/20/16

Ms. Richter had corrections to the minutes. Mr. Weider made a motion to approve the minutes for 4/13/16 as amended; Mr. Sederquest seconded the motion. Motion approved 6-0.

Review of Impact Fees

Mr. Jack Munn of the Southern N.H. Planning Commission joined the Board and explained the methodologies used in computing the impact fees for the proposed building addition and change of use of the former library at Busche Academy.

There was discussion about the need for updating all the current impact fees, as well as the methodologies of how the fees are calculated. It was suggested that Mr. Hadik and the Building Inspector review the methodologies for the calculations of the impact fees after they are revised.

Public Hearing: Approval of the 2016-2023 update to the CIP for the Town of Chester

Mr. Trask moved to open the public hearing. Mr. Sederquest seconded. Motion approved, 6-0. The public hearing was opened at 7:45 p.m.

Mr. Sullivan asked if anybody on the Board or members of the public had any questions for Mr. Munn regarding the final draft of the 2016-2023 CIP. There were no questions. The Board then held discussion with Mr. Munn regarding the scoring methodology for items in the CIP and how to refine the process in the future.

Mr. Weider stated that there needs to be a lengthy discussion regarding repairing the Town roads. Mr. Hadik said he expected the proposed detailed road survey will help a lot with the prioritization, type of repair, and scheduling of the reconstruction projects.

There was additional discussion that the list of road projects in the CIP was far in excess of what the Town could afford to raise from taxes. Mr. Hadik opined that a reasonable threshold of what the voters might be willing to fund should be discussed, and then the Highway impact fees should be based off this amount of avoid accusations of having an inflated Highway impact fee.

Mr. Hadik stated that just because many items are in the CIP, does not mean they all have to be funded.

These minutes are subject to possible revisions/corrections during their review at a subsequent Planning Board Meeting

The CIP can be an inventory of all projects, however, the Selectmen and Budget Committee will decide which projects to move forward and propose to the voters. The voters will have the final say by voting for or against proposed CIP spending articles.

Mr. Sullivan then announced the public hearing for the CIP would be left open, while the Board would open the second public hearing.

Busch International, Inc.

The Board reviewed for completeness the application and plans submitted by of Lei Wang, owner of Bush International, Inc., owner of property at 40 Chester Street (Map 5, Lot 15) for a Site Plan Review and proposed renovation to the building formerly known as Wadleigh Library of White Pines College.

Mr. Weider made a motion to accept the package as submitted and open the Public Hearing; Ms. Richter seconded the motion. Motion approved, 6-0. The Public Hearing was opened at 8:15 p.m.

Mr. Jason Hill, Project Manager of T.F. Moran, came before the Board and made a presentation, which reviewed all of the major aspects of the project. He discussed all of the buildings and their proposed use, the driveways, the parking, the leach fields, storm water treatment, etc. He reported that they met with the Town Zoning Board, which approved the variance, and with the Conservation Commission. He reported that the leach field would be changing, and a permit for that still needs to be obtained from the DES. He discussed the water wells, indicating that there was plenty of water flow. The Board and Mr. Hill had a discussion about the proposed water cistern and sprinkler system in connection with fire safety.

Mr. Lei Wong of Busch International, Inc. came before the Board to introduce himself and tell the Board about the concept of the Academy, which is an international school for Chinese students ages 16 and under to learn about, and assimilate to, U.S. life. The Academy will be open for three semesters per year, with approximately 100 students each semester and a limited staff. The Academy will be closed during the winter semester for the Chinese New Year. However, in the future, the Academy may stay open during the winter semester for students who wish to remain at the Academy during that time. Mr. Wong reported that the Academy is scheduled to open in the summer of 2016 with a special semester of approximately 40 students.

Mr. Sullivan inquired if there was any public comment; there was no public comment.

Mr. Trask asked about the fire cistern that had been omitted during the review process, and there was a discussion regarding that. Mr. Bill Rohr, the Facilities Manager at Busch Academy, came before the Board to discuss the cisterns and the various buildings regarding fire issues.

Mr. Sullivan inquired if there was any public comment at this time related to the CIP public hearing that was still open; there was no public comment.

The Board discussed all of the various points in the Conditional Site Plan Review Approval with Mr. Hill and Mr. Rohr. It was agreed by all that the plan will not get recorded until the septic system is approved by the State.

Mr. Weider stated that he wants the fire suppression system issue to be resolved earlier in the process. Mr. Steve Dube of Dubeplus Construction came before the Board to discuss the project. Discussion turned once again to the issue of the size of the cistern for the fire sprinkler systems and the amount of water required, it now being only 10,000 gallons instead of 25,000. Mr. Dube state that State approval was required of the fire suppression system's design. Mr. Hadik stated that there were two conditions in the Conditions of Approval requiring approval of the fire suppression system, of which the cistern was a component, by the Chester Fire Department. He stated no certificate of occupancy would be issued without this approval. The Board agreed there was sufficient review by the State and the Fire Department to ensure the cistern size and location issues would be properly addressed,

The Board informed Mr. Hill that Mr. Munn had computed the impact fees for the projects, and gave him a copy of the calculations. Mr. Hill asked the Board if those fees could be negotiated. The Board said no.

There was also discussion Mr. Rohr about the demolition dumpsters and portable toilets being on site during the construction phase. Mr. Rohr agreed the dumpsters would be emptied on a regular basis, and the portable toilets were already in place.

Mr. Sullivan inquired again if there was any public comment; there was no public comment.

Mr. Buckley made a motion to close this portion of the Public Hearing and begin deliberations on the approval of the plan; Mr. Buckley seconded the motion. Motion approved, 6-0. The portion of the Public Hearing was closed at 8:45 p.m.

Mr. Buckley made a motion to approve the conditions of approval as amended; Mr. Trask seconded the motion. Motion approved, 6-0.

Public Hearing: Approval of CIP for 2016-2023

The Board then returned to discussing the CIP. Some typographical errors were noted.

Mr. Trask made a motion to adopt the amended version of the CIP for 2016-2023; Mr. Weider seconded the motion. Motion approved, 6-0.

Adjournment

These minutes are subject to possible revisions/corrections during their review at a subsequent Planning Board Meeting

165 Mr. Trask moved to adjourn the meeting; Mr. Buckley seconded the motion. Motion approved, 6-0.

166 Meeting was adjourned at 9:00 p.m.

167

168 Respectfully submitted,

169

170 Lynne A. Blanchette

171 Recording Secretary