

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

**Town of Chester  
Planning Board Meeting  
Wednesday, June 8, 2016  
Municipal Complex  
Approved Minutes**

**Members Present**

Brian Sullivan, Chairman  
Evan Sederquest, Vice Chairman  
Elizabeth Richter, Member

**Members Absent:**

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

**Staff Present:**

Andrew Hadik, Planning Coordinator

**Others Present**

Jacob Weider  
Lisa Graichen  
Brian Remillard

The Planning Board Work Session began at 7:19 p.m. with Mr. Sullivan, Mr. Sederquest and Ms. Richter present. There was no quorum.

**Work Session Agenda**

- Review & Sign Invoices
- Review and approve minutes for 6/1/16
- Review & discuss SNHPC Scope of Work & contract to develop two impact fees for Government Buildings and Library
- Review & discuss the Planning Board expense & revenue budgets
- Appointment at 7:15 pm with Lisa Graichen & Steve Miller to discuss buffer options for the Great Bay watershed.
- Appointment at 7:45 – 8:00 with Brian Remillard, Jonathan Remillard and Kevin Hatch regarding amending the Site Plan for the GBN Farms composting facility.
- Public Hearings: None
- Future Meeting Dates:

- June 22, 2016 – HB DeBeckers – In-Home Veterinary Clinic, SPR Hartl – In-Home Canine Boarding, LLA – Downing & Pipit Estates Trust, PHC – Towle?
- July 6, 2016
- July 13, 2016
- July 27, 2016

**Appointment with Lisa Graichen to discuss buffer options for the Great Bay Watershed.**

Lisa Graichen was present to discuss with the Board the two-year project called Buffer Options for the Bay. Ms. Graichen said the project has acquired a federal grant funded through NOAA (National Oceanic and Atmospheric Administration), called an integrated assessment grant. She noted this type of grant is funding the research that aims to pull together existing information about buffer science and package the information in a way that is more useful for the project partners. Ms. Graichen said the project partners include the Great Bay Reserve, the Nature Conservancy, the Department of Environmental Services, PREP (Piscataqua Region Estuaries Partnership) and others. She noted they are interested in learning how buffers can be used as a tool to protect water quality.

Ms. Graichen noted the piece of the project she and her partner Steve Miller are focused on is the community level. She said they are talking with communities about what works, what doesn't, how does the decision making process happen, who is involved, any opportunities to fill some gaps and address some needs in the communities. Ms. Graichen said their goal from a community level is to understand what the perspectives are, how do buffers work and can they work better. She said that rather than talk with all 52 towns, they choose the Exeter-Squamscott River Watershed communities on which to focus. Ms. Graichen said they are working with Exeter, Stratham, Fremont, and they are hoping to work with Chester. Ms. Graichen noted she is hoping to talk with anyone in the town involved with buffers. She said she will be going before the Conservation Commission next week.

The Board and Ms. Graichen discussed buffers. Mr. Hadik noted he would be interested in meeting with Ms. Graichen further. She noted she will follow-up with emails.

Ms. Graichen also mentioned that they are looking for a member from each of the four communities they are working with, to sit on an advisory board. She said the meetings would be scheduled once they have the people to determine what will work best for everyone.

**Appointment with Brian Remillard, Jonathan Remillard and Kevin Hatch regarding amending the Site Plan for the GBN Farms composting facility.**

Brian Remillard came before the Board to discuss amending the Site Plan for the GBN Farms composting facility. Mr. Remillard noted he wanted to be sure the Board understood what he is trying to add to the property. He agreed that the monitor wells, as he had discussed with Mr. Hadik, needed to be added to the Site Plan.

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Mr. Sullivan noted concern over “business creep”, allowing little changes over the years that add up to major changes, but are not represented on the Site Plan. Mr. Sullivan expressed to Mr. Remillard that the Board wants to stay consistent with all business’ Site Plan review, to follow the same process for everyone.

The Board and Mr. Remillard discussed what he is doing on the site, what part of the existing Site Plans match the existing site and what need to be reviewed and updated to reflect the current Site Plan. Mr. Remillard noted there are only two things being added to the plans, adding a box for “future pallet storage” and “dumpster storage.” Mr. Sullivan expressed the need to have the plans reviewed by Jeff Adler to prevent future problems.

Mr. Hadik noted the plan shows arrows representing the flow of surface drainage towards the retention pond. He asked if the two U-shaped earth berms shown on the original plan to control runoff from the manure and waste receiving areas were ever installed. Mr. Remillard said they had not been built yet. Mr. Hadik noted that they should be removed from the plans if they are not going to be built or the plans should show where they will be built, because that is part of the review. Mr. Remillard said when they start bringing in food waste, they will need to have the earth berms. Ms. Richter asked if the permit allows for composting food. Mr. Remillard responded that the permit does allow food, but is limited. He said the food waste they would be composting would be eggshells.

Mr. Sullivan asked, clarifying the changes in Mr. Remillard’s business, if the only change is the additional product they are bringing in is the pallets, no other products. Mr. Remillard responded with yes, he said except for the recyclables: cardboard and plastic. Mr. Sullivan asked if Mr. Remillard they would be amending the facility’s operating plan that is filed with the state. Mr. Remillard responded yes.

Mr. Remillard said that Pinard would like the yard waste coming out of Manchester to be 100 percent recyclable. When the yard waste arrives there is cardboard and plastic mixed into the waste. Mr. Hadik asked Mr. Remillard if these containers are strictly for the recyclables that come in mixed in with the yard waste, not from any other source. Mr. Remillard responded with yes, for right now. He noted the current road classification prevents him from going further with developing the site, such as putting up buildings. Ms. Richter asked if these products eventually get recycled, not disposed into landfills. Mr. Remillard responded with yes, they are recycled. Mr. Hadik asked what happens to the metal nails and screws in the pallets. Mr. Remillard said a magnet picks those up and they go into a metal pile. Mr. Remillard said if they plan to open a recycling facility in the future they would have to come back to the Planning Board, but not the Zoning Board because they already have the variances.

Mr. Hadik noted that he would email Brian Remillard and Jonathon Remillard a list of plan edits discussed tonight, and what else Mr. Adler would expect to be shown on the Site Plan.

**Other**

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124 Mr. Hadik noted a proposed 3-lot subdivision at the corner of Town Farm and Halls Village Roads is  
125 being added to the Impact Fee tracking spreadsheet.

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127 The work session ended at 8:05 pm.

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129 Respectfully submitted,

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131 C. Molly Qualters

132 Recording Secretary