

6-7-17 – These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester  
Planning Board Meeting  
Wednesday, June 7, 2017  
Municipal Complex  
Approved Minutes**

**Members Present**

Brian Sullivan, Chairman  
Elizabeth Richter, Member  
Michael Weider, Member  
Cass Buckley, Ex-Officio  
Aaron Hume, Alternate Member

**Members Absent**

Evan Sederquest, Vice Chairman  
Richard Snyder, Member

**Staff Present:**

Andrew Hadik, Planning Coordinator

**Others Present at Various Times**

Jacob Weider  
Kevin Hatch, Surveyor, Cedar View Estates  
Grant Benson, Co-Owner, GBS Realty, Cedar View Estates  
Bryan Remillard, Remi-Sons Construction, Cedar View Estates

Chairman Sullivan called the meeting to order at 7:05 pm.

Chairman Sullivan noted that Mr. Hume is the alternate for the absent Vice Chairman Sederquest.

**Agenda**

**General Business**

- Review and sign invoices and time sheet.
- Sign adoption verifications for Site Plan Review & Subdivision Regulation amendments.
- Discuss & vote whether the Crowley Woods Subdivision is a subdivision of regional impact.
- Review & approve minutes for 5/24/17.
- Review & discuss proposed amendments to Subdivision & Site Plan Review regulations to notify applicants of their responsibility to make arrangements with the USPS for mode of mail delivery.
- Review & discuss proposed amendment to Subdivision Subsection 4.5.3.4 – Private Way Standards.

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- Review & discuss proposed amendments to Subdivision Section 5.1 – Street Construction.
- Review & discuss proposed amendments to Zoning Ordinance Section 4.4 – Signs.

#### **7:15 Appointments**

Grant Benson, Sawmill Grant, LLC & Kevin Hatch, Cornerstone Survey Associates, LLC to discuss minor adjustments to the roadway plans (adjustments to road profile, side-slopes, and guard rails, etc.)

#### **7:45 Public Hearings**

None scheduled.

#### **Future Meeting Dates:**

- June 14, 2017- PH- Crowley Woods SUB
- *June 21, 2017 at the Candia Planning Board – PH-Crowley Woods SUB*
- June 28, 2017 – PH Pipit Estates SUB

#### **Review and approve minutes for 5/24/17.**

The Board reviewed the minutes from 5/24/17. Mr. Weider made a motion to accept the minutes of the 5/24/17 meeting as presented; Mr. Buckley seconded the motion. Motion approved, 3-0-2, Chairman Sullivan and Ms. Richter abstained.

#### **7:15 Appointments**

**Grant Benson, Sawmill Grant, LLC & Kevin Hatch, Cornerstone Survey Associates, LLC to discuss minor adjustments to the roadway plans (adjustments to road profile, side-slopes, and guard rails, etc.)**

Mr. Hatch and Mr. Benson came to the meeting table at 7:29 pm to review and discuss minor adjustments to the roadway plans (adjustments to road profile, side-slopes, and guard rails, etc.)

Mr. Hatch distributed copies of plans to the Board. He gave a review of the project.

Mr. Hatch said that the project was originally approved a decade ago, and had been designed by a different engineering company that is now out of business. He said that they have cleared and grubbed the road and are now able to drive it and get a feel for what it looks like. Mr. Hatch explained that they have found several minor changes that they would like to make with the road design. He said that electronic copies of the plans with the proposed changes have been submitted to DuBois and King.

Mr. Hatch said he is seeking the Board's guidance on the proper procedure in order to be allowed to make the proposed changes. Mr. Hadik said that the proposed design changes should be first reviewed by Jeff Adler at DuBois & King, and his written opinion about the changes be submitted to the Board for their review. Then the Board can approve the changes at a noticed meeting.

Mr. Hatch reviewed the specifics of the plan changes with the Board. He explained that the grade of the road is being lowered in a few spots, raised in another, allowing the road to better follow the contours of the land, requiring less fill (and possible less wetland impacts,) and reducing the gradient of the side slopes. Mr. Hatch noted that these changes eliminates the need for guardrails in some areas, and also portions of the granite curbing.

Mr. Hadik pointed out that because the changes are relatively minor amendments to the original plan, he does not believe a Public hearing is required. He asked that a drainage report review be part of the review by DuBois and King. Mr. Hadik said that he will verify with DuBois and King that these are minor field changes. Mr. Weider requested of Mr. Hatch that the Board see the documentation from DuBois and King referencing the field changes, and that all field changes be properly documented on the plans.

The Board, Mr. Hadik, Mr. Benson and Mr. Hatch discussed a culvert and the necessity for the related drainage treatment swale (Drainage Swale F.) Mr. Hatch stated they are not seeing any water pass through this culvert, and questioned the need for the drainage swale. Mr. Hadik countered, though there is no apparent runoff currently, once all the houses, driveways, lawns etc. are built, there may be runoff requiring treatment. He recommended the Board ask DuBois and King to review the original drainage study, to further investigate whether this treatment swale may be eliminated.

Mr. Hatch said he will wait to get a response from DuBois and King before staking the road.

The Board, Mr. Hadik, Mr. Benson and Mr. Hatch discussed building the right-hand turn lane now at the intersection with Rte. 102. Mr. Hadik stated that he emphatically encourages the Board to request the turn lane be installed during the current road construction phase. He said it made no economic sense to tear up the road to install a turn lane at a later date. The end result at some future date might be not a stable as if it were built now. Chairman Sullivan said he thought they had discussed this and agreed on the turn lane when the project was originally presented to the Board. Mr. Hadik said that although that conversation and agreement had happened, the turn lane was not on the plans when the project was put before a Public Hearing. Mr. Benson agreed to the building of the turn lane at this time. Mr. Hadik said he would add this to his list of plan review requests to Mr. Adler.

Mr. Hatch, Mr. Benson, and Mr. Remillard departed the meeting at 7:58 pm.

**Discuss & vote whether the Crowley Woods Subdivision is a subdivision of regional impact.**

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Mr. Hadik and the Board reviewed and completed the Checklist for Determining Projects of Regional Impact. See attached completed checklist.

**Review & discuss proposed amendments to Subdivision & Site Plan Review regulations to notify applicants of their responsibility to make arrangements with the USPS for mode of mail delivery.**

Mr. Hadik and the Board reviewed and discussed the proposed amendments to Subdivision & Site Plan Review Regulations.

Mr. Weider stated that he agrees with “x.1-Responsibility,” but, “x.2-Plans” and “x.3-Maintenance” should be deleted. Mr. Hadik pointed out that the Town already has subdivision regulations requiring that cluster mailbox units be shown on plans. He and the Board discussed the “x.2-Plans” part of the regulations.

Mr. Hadik suggested he reword “x.2-Plans” to be “if the method of delivery is determined to be ...” and then keep x.3. Ms. Richter agreed with the suggestion. Mr. Hadik will redraft the proposed amendment.

**Review & discuss proposed amendment to Subdivision Subsection 4.5.3.4 – Private Way Standards.**

The Board reviewed the proposed amendment Private Way Standards which is just a reduction in the maximum slope limitation from 10% to 8% to match public road standards.

**Review & discuss proposed amendments to Subdivision Section 5.1 – Street Construction.**

The Board reviewed the Street Construction proposed amendments, which was a simple amendment so the wording of the base construction profile would match the wording of the table in Section 4.

**SNHPC Liaison**

Mr. Hadik distributed copies of an email from ZBA Administrative Assistant Janet Boyden that noted that Ms. Boyden will not be seeking reappointment to the Southern NH Planning Commission. Mr. Hadik said that he would be willing to step into this position because it dovetails with his position’s responsibilities.

Ms. Richter made a motion to appoint Mr. Hadik to the Southern NH Planning Commission as representative for the Town of Chester; Mr. Weider seconded the motion. Motion approved, 5-0-0.

**Other- Additional 10 Units for Villages of Chester**

Mr. Hadik asked the Board for their opinion on allowing an additional 10 units to be built at the Villages of Chester as proposed by Dana Redmond of Lifestyle Homes. The Board agreed that they were not in favor of an additional 10 units for a number of reasons.

Ms. Richter explained that she is not in favor of the additional units because the developer originally chose the option that limited him to 50 units, and the required infrastructure, a second road, does not exist for the additional 10 units. The courts consent decree then set the 50 unit limitation.

Chairman Sullivan said another major concern is the developer is unable to comply with the current drainage regulations. The developer stated there isn't enough room to expand the stormwater management infrastructure. The developer also stated he would have to request a number of other waivers. Mr. Hadik noted that the Building Inspector had reviewed the plan and was concerned about how the additional 10 units would be able to fit into the existing layout.

Mr. Hadik pointed out that even if the Board was in favor of allowing the additional units, all parties (developer, homeowners association and the Town) would have to go back to court to have the consent decree amended. He thought it unlikely the Board of Selectmen would be willing to agree to sign off on an amended decree.

#### **Review & discuss proposed amendments to Zoning Ordinance Section 4.4 – Signs**

Mr. Hadik explained that they had had a substantial sign zoning ordinance revision passed in 2016, however, with the current Town building inspector now enforcing the Town sign regulations, the sign regulations have become a major issue for farmers. He noted that there are a number of Town residents who are in violation of the regulations. Mr. Hadik said he crafted two versions sign regulation revisions to address the issue which he then reviewed with the Board.

Mr. Hadik and the Board had much discussion of the draft sign regulations. The Board agreed to review the regulations drafted by Mr. Hadik in preparation for a future discussion.

#### **Adjournment**

Ms. Richter made a motion to adjourn the meeting; Mr. Buckley seconded the motion. Motion approved, 5-0-0. The Meeting was adjourned at 8:40 pm.

Respectfully submitted,  
C. Molly Qualters  
Recording Secretary