

2-8-17 – These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester  
Planning Board Meeting  
Wednesday, February 8, 2017  
Municipal Complex  
Approved Minutes**

**Members Present**

Brian Sullivan, Chairman  
Evan Sederquest, Vice Chairman (arrived at 7:00 pm)  
Elizabeth Richter, Member  
Richard Snyder, Member  
Aaron Hume, Alternate Member

**Members Absent**

Cass Buckley, Ex-Officio  
Michael Weider, Member

**Staff Present:**

Andrew Hadik, Planning Coordinator

**Others Present at Various Times**

Penny Williams, Tri Town Times

Chairman Sullivan called the meeting to order at 6:54 pm.

Chairman Sullivan said Mr. Hume is the alternate at this meeting for Mr. Buckley.

**Agenda**

**General Business**

- Review & sign invoices & time sheet.
- Review & approve minutes for 2/1/17.
- Review reformatted Zoning Tables 1 & 2.
- Review proposed amendments to Article 14 – Fair Share Contribution.
- Have Chairperson sign mylar.

**7:15 Appointment**

Chester Building Inspector Myrick Bunker to discuss potential zoning amendments.

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**7:45 Public Hearings**

None scheduled.

**Non-Public Session**

Non-Public Session - RSA 91 – A: L, Consideration of Legal Advice

**Future Meeting Dates:**

- February 22, 2017 –PHC- Stein/Bittersweet Blessings site plan, review Zoning Amendments?
- March 1, 2017 -
- March 8, 2017 –
- March 22, 2017 --

**Review and approve minutes for 2/1/17**

The Board reviewed the minutes from 2/1/17. One change was made to the minutes. Line 142 had the second “variance” replaced with “zoning change.” Mr. Snyder made a motion to approve the minutes dated 2/1/17 as amended; Ms. Richter seconded the motion. Motion approved, 5-0-0.

Mr. Hadik distributed to the Board the Potential 2017 Zoning Amendments list.

**7:15 Appointments**

Chester Building Inspector Myrick Bunker joined the Board and Mr. Hadik at the meeting table at 7:03 pm.

Mr. Bunker, Mr. Hadik and the Board reviewed the list of zoning amendments. They discussed which zoning amendments to keep and which zoning amendments to drop. During the review they agreed to work on the following potential zoning amendments:

- The use of certain containers such as trailer bodies and shipping containers as storage structures would be permissible, however, would require proper screening from roads and abutters.
- Define “fences” and develop regulations setting height limitations and locations (see NH RSA.)
- Amend zoning ordinance 5.7.2.6 to reduce the annual maximum allowable Basal Area clearing from 50% to 25%. Mr. Snyder noted that “Basal Area” should be defined in the ordinance.

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- Amend subsection 10.2.2.3 and sections 10.4 and 10.5, correspondingly, to match the time limitations used in RSA 676:13 III and the Building Code.

Mr. Bunker departed the meeting at 7:27 pm.

#### **Review reformatted Zoning Tables 1 & 2.**

Mr. Hadik distributed the reformatted zoning Tables 1 and 2 to the Board. He and the Board reviewed and discussed the documents. The Board agreed the reformatting changes were non-substantive in nature because the added information already existed elsewhere in the Zoning Ordinance.

#### **Review proposed amendments to Article 14 – Fair Share Contribution.**

Mr. Hadik distributed the Article 14 – Fair Share Contribution to the Board. Mr. Hadik noted that the changes that are shown in Article 14 are those needed to meet the goals of the Planning Board which have been discussed as to permit the Town to assess impact fees for every new structure, including those constructed on existing lots of record.

The Board reviewed and discussed the proposed amendments to the article. Mr. Snyder noted a typo. The Board requested Mr. Hadik to inquire of Attorney Bennett the following two questions:

- Should Accessory Dwelling Units (ADUs) be subject to impact fees?
- Should Article 14 also address cases such as where a mobile home is removed or a small 2-bedroom house is torn down, and then replaced with a large 5-bedroom house?

#### **Non-Public Session RSA 91 – A: (L) Consideration of Legal Advice**

Mr. Snyder made a motion to go into non-public session under RSA 91 – A: L, Consideration of Legal Advice; Ms. Richter seconded the motion. Roll call for approval of motion: Brian Sullivan - aye, Richard Snyder - aye, Evan Sederquest – aye, Elizabeth Richter – aye, and Aaron Hume – aye.

The Board went into non-public session at 7:56 pm.

Ms. Richter made a motion to come out of non-public session and to seal the non-public minutes indefinitely; Vice Chairman Sederquest seconded the motion. Motion approved, 5-0-0.

The Board came out of the non-public session at 8:30 pm.

#### **Adjournment**

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124 Ms. Richter made a motion to adjourn the meeting; Mr. Snyder seconded the motion. Motion  
125 approved, 5-0-0. The Meeting was adjourned at 8:31 pm.  
126  
127 Respectfully submitted,  
128 C. Molly Qualters  
129 Recording Secretary