

9-6-17 – These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester  
Planning Board Meeting  
Wednesday, September 6, 2017  
Municipal Complex  
Approved Minutes**

**Members Present**

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

**Members Absent**

Richard Snyder, Member  
Aaron Hume, Alternate Member  
Jacob Weider, Alternate Member  
Cass Buckley, Ex-Officio

**Staff Present:**

Andrew Hadik, Planning Coordinator

**Others Present at Various Times**

Myrick Bunker, Chester Building Inspector  
Bonnie DelGreco  
Jonathan Farr  
Bill Gregsak, Gregsak Engineering, Inc.  
Lorna Hazelton, 280 Derry Road  
Mike Oleson, Chester Road Agent

Chairman Sullivan called the meeting to order at 7:01 pm.

**Meeting Agenda**

**General Business**

- Review and sign invoices and time sheet.
- Review and approve minutes for 8/23/17.
- Review and approve \$1905.50 in expenditure of Traffic Impact Fees for drainage improvements to Shattigee Road.
- Chairman's signatures for two Conditions of Approval.

**7:05 PM – Appointments**

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1. Jonathon Farr – Conceptual discussion for a commercial business in the C-1 Commercial District off Shaker Heights Lane at Map 9 Lot 63.
2. Myrick Bunker and other CFD personnel – Discuss proposed amendments to Driveway Regulations.

#### **7:30 PM – Public Hearing**

1. Subdivision application by Daniel W. Hazelton Revocable Trust & Lorna M. Hazelton Revocable Trust, 280 Derry Road (Map 1, Lot 81), for a 2-Lot Subdivision off Harantis Lake Road in Chester, NH.

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

September 13, 2017 – Crowley Woods CPH, Cannata SUB

September 27, 2017 – Brown HB, PH for Subdivision & Site Plan Review amendments

#### **Review and approve \$1,905.50 in expenditure of Traffic Impact Fees for drainage improvements to Shattigee Road.**

Mr. Hadik and the Board discussed the expenditure of \$1,905.50 for drainage improvements being made to Shattigee Road.

Mr. Weider made a motion to approve the \$1,905.50 in expenditure of Traffic Impact Fees (any that are about to expire), or Off-site Improvement Fees for the drainage improvements to Shattigee Road; Ms. Richter seconded the motion. Motion approved, 4-0-0.

#### **7:05 PM – Appointments**

1. **Jonathon Farr – Conceptual discussion for a commercial business in the C-1 Commercial District off Shaker Heights Lane at Map 9 Lot 63.**

Jonathan Farr and Bonnie DelGreco joined the Board at the meeting table at 7:06 pm.

Mr. Farr explained that he is planning to purchase lot 9-63 in the C-1 Commercial District off Shaker Heights Lane. He said he wants to build an auto repair business with his residence at the far end of the same building. Mr. Farr noted that he is under agreement to purchase the property and that the closing is October 20, 2017.

Mr. Hadik explained that this is a non-binding conceptual discussion.

Mr. Bunker joined the meeting at 7:12 pm.

Ms. Richter pointed out that only one dwelling unit per lot is permitted. Mr. Farr said that he understands the regulations.

Mr. Farr said that he wants to be on the same page and do everything right, from the beginning.

Mr. Farr detailed his plans to the Board. The Board indicated they didn't see any zoning conflicts with what was being conceptually proposed, however, all agreed a proper site plan would be required.

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Mr. Farr and Ms. DelGreco departed the meeting at 7:21 pm.

**2. Myrick Bunker and other CFD personnel – Discuss proposed amendments to Driveway Regulations.**

Mr. Bunker remained at the meeting table to discuss proposed amendments to Driveway Regulations.

Mr. Hadik and the Board reviewed the proposed amendments to Driveway Regulations.

The Board and Mr. Bunker had much discussion about amendment to Driveway Design and Construction regulations Article 9.9. Particularly, most of the discussion centered on the Fire Department's recommendation for requiring a 14-foot driveway width for driveways longer than one hundred fifty feet.

Mr. Gregsak joined the conversation at 7:34 pm. He echoed the concern of increased runoff as a result of requiring wider driveways.

In the end, the Board did not agree to require a wider driveway width for driveways with lengths in excess of 150 feet.

Mr. Bunker departed the meeting at 7:52 pm.

**7:30 PM – Public Hearings**

**1. Subdivision application by Daniel W. Hazelton Revocable Trust & Lorna M. Hazelton Revocable Trust, 280 Derry Road (Map 1, Lot 81), for a 2-Lot Subdivision off Harantis Lake Road in Chester, NH.**

Mr. Weider made a motion to open the Public Hearing for Subdivision application by Daniel W. Hazelton Revocable Trust & Lorna M. Hazelton Revocable Trust, 280 Derry Road (Map 1, Lot 81), for a 2-Lot Subdivision off Harantis Lake Road in Chester, NH; Ms. Richter seconded the motion. The motion was approved, 4-0-0.

The Public Hearing was opened at 7:52 pm.

Mr. Gregsak came back before the Board at 7:53 pm.

The Board noted an error on the application. Mr. Gregsak agreed that the application should read as one for a Minor Subdivision and amended the application to reflect this.

Ms. Richter made a motion to accept the subdivision application by Daniel W. Hazelton Revocable Trust & Lorna M. Hazelton Revocable Trust, 280 Derry Road (Map 1, Lot 81), for a 2-Lot Subdivision off Harantis Lake Road in Chester, NH as amended; Vice Chairman Sederquest seconded the motion. Motion approved, 4-0-0.

The Board and Mr. Gregsak discussed the issue of creating a ditch-line along Harantis Lake Road while not impacting the FAA's fiber optic cable buried along the shoulder of Harantis Lake Road.

Mr. Oleson joined the Board at 8:00 pm.

Mr. Oleson stated they have come up with a workable solution for avoiding the fiber optic cable. He said he met with Mr. Gregsak and Ms. Hazelton, the owner, at the site and came up with a solution. Mr. Oleson said that Ms. Hazelton has agreed to provide profile (shallow) ditching for 100 feet to either side of the driveway. He suggested that this solution be included as a requirement in the Conditions of Approval.

Mr. Hadik stated that he will create a new condition (#7) that will read: "Prior to the issuance of the Certificate of Occupancy, ditch lines shall be created for one hundred feet on either side of the driveway entrance; said work shall be completed to the satisfaction of the Road Agent."

Ms. Hazelton said she agreed to this additional condition.

Mr. Hadik expressed a concern whether fire apparatus could negotiate the sharp turn in the driveway near its start. Mr. Gregsak said that he didn't think this was a problem.

Chairman Sullivan called for Public comment.

There was no Public comment.

The Board having no further questions, Vice Chair Sederquest made a motion to close the Public Hearing; Ms. Richter seconded the motion. Motion approved, 4-0-0.

The Public Hearing was closed at 8:10pm.

Mr. Weider made a motion to approve the subdivision application by Daniel W. Hazelton Revocable Trust & Lorna M. Hazelton Revocable Trust, 280 Derry Road (Map 1, Lot 81), for a 2-Lot Subdivision off Harantis Lake Road in Chester, NH; Ms. Richter seconded the motion. Motion approved, 4-0-0.

Mr. Oleson, Mr. Gregsak, and Ms. Hazelton departed the meeting at 8:11 pm.

#### **Review and approve minutes for 8/23/17.**

The Board reviewed the minutes of August 23, 2017.

Mr. Weider made a motion to accept the minutes from August 23, 2017 as presented; Ms. Richter seconded the motion. Motion approved, 3-0-1. Mr. Weider abstained.

#### **Adjournment**

Ms. Richter made a motion to adjourn the meeting; Vice Chairman Sederquest seconded the motion. Motion approved, 4-0-0.

The meeting was adjourned at 8:15 pm.

Respectfully submitted,

C. Molly Qualters

Recording Secretary