

4-12-17 – These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester  
Planning Board Meeting  
Wednesday, April 12, 2017  
Municipal Complex  
Approved Minutes**

**Members Present**

Evan Sederquest, Vice Chairman  
Elizabeth Richter, Member  
Michael Weider, Member  
Aaron Hume, Alternate Member

**Members Absent**

Brian Sullivan, Chairman  
Richard Snyder, Member  
Cass Buckley, Ex-Officio

**Staff Present:**

Andrew Hadik, Planning Coordinator

**Others Present at Various Times**

Penny Williams, Tri-Town Times

Vice-Chairman Sederquest called the meeting to order at 7:11 pm.

Vice-Chairman Sederquest said that Mr. Hume is sitting in for Chairman Sullivan.

**Agenda**

**General Business**

- Review and sign invoices and time sheet.
- Review & approve minutes for 4/5/17.
- Review Road Surety spreadsheet.
- Discuss & approve the release of \$531.60 from offsite improvement account for engineering review of Shattigee Road drainage issue.
- Review correspondence from Attorney Bennett.
- Review reformatted Conditions of Approval (for substitution) for the Hartl business.
- Review drafts of proposed amendments to the Site Plan Review regulations:
  - Article 7.2.11- Driveways
  - Article 7.7 – Performance and Maintenance Guarantee (per Counsel)

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- Article 7.15 – As-Built Plans
- Article 7.19 – Special Flood Hazard Areas (per NH OEP)
- Appendix A.1.11 – Streets: maximum grade, minimum width
- Appendix C.3 – Hydrology/ Runoff Calculation Methods
- Review drafts of proposed amendments to Subdivision regulations.
  - Article 2.2.16 - Subdivider vs. Applicant definitions
  - Article 4.7.5 - Hydrologic Calculation Methods

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

None scheduled.

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

**Cancelled:** Home Business Application of Lisa Smets (Applicant) to operate an in-home Dog Training Business located at 183 Derry Road (Brian & Lisa Smets, owners – Map 2 Lot 10.)

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

- April 26, 2017-review amendments to Subdivision & Site Plan regulations?
- May 3, 2017-
- May 10, 2017-
- May 24, 2017-

#### **Review and approve minutes for 4/5/17**

The Board reviewed the minutes from 4/5/17. Line 158 had an apostrophe “s” added to Mr. Hickey, and the word “the” added before “requirement.” Line 164 had the word “many” added after “how.” Mr. Weider made a motion to accept the minutes dated 4/5/17 as amended tonight; Ms. Richter seconded the motion. Motion approved, 4-0-0.

#### **Review Road Surety spreadsheet**

Mr. Hadik distributed to the Board a “Road Bonds and Other Sureties” spreadsheet. He and the Board reviewed the information. Mr. Hadik noted success with having the amounts of several letters of credit increased, the additions of automatic call clauses and increases of contingency amounts from 10% to 25%,

**Discuss & approve the release of \$531.60 from offsite improvement account for engineering review of Shattigee Road drainage issue.**

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Mr. Hadik distributed invoices from DuBois & King, Inc. for the culvert evaluation engineering expenses done on Shattigee Road on March 13, 2017 in the amount of \$480.00 and \$51.60.

Mr. Weider made a motion to approve the release of \$531.60 from the Villages of Chester offsite improvement account to be applied to the Shattigee Road drainage issue; Ms. Richter seconded the motion. Motion approved 4-0-0.

#### **Derry Postmaster single mailbox request for Wilcomb's Way**

Mr. Hadik reviewed an email with the Board from Mr. Keith Martel with the subject being Wilcomb's Way and a request by the Derry Postmaster for a single mailbox / MBU to service the six individual mailboxes.

Mr. Weider pointed out that this issue is between a developer and the Post Office. Mr. Hadik stated that the Board should consider whether Chester's regulations in the future should include mailbox units (MBUs). Ms. Richter and Mr. Weider disagreed, saying Chester is a rural community, and individual home owners in Chester expect individual mailboxes.

#### **Review correspondence from Attorney Bennett.**

Mr. Hadik and the Board reviewed correspondence between Mr. Hadik and Mr. Bennett regarding kennels and Chester's zoning. Mr. Hadik noted that the correspondence is the reason the Public Hearing for the Home Business Application by Lisa Smets to operate an in-home Dog Training Business was cancelled. He said Mrs. Smets had been requested to apply to the ZBA for a commercial variance.

Mr. Weider asked if the Board had already approved similar applications. Mr. Hadik said no, explaining that the other two instances were both different. He noted that in one case, the situation required a Commercial variance from the ZBA. Mr. Hadik said that the other situation represented personal animals and there was no commercial business, so they only needed to get a group dog license from the Town Clerk.

#### **Review reformatted Conditions of Approval (for substitution) for the Hartl business.**

Mr. Weider made a motion to accept the reformatted Conditional Site Plan approval for 6-22-17 Hartl Site Plan Review 007-044-002 to substitute for the original conditional approval; Ms. Richter seconded the motion. Motion approved 4-0-0.

#### **Review drafts of proposed amendments to Site Plan review regulations:**

- Article 7.2.11 – Driveways
- Article 7.7 – Performance and Maintenance Guarantee (per Counsel)
- Article 7.15– As-Built Plans

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- Article 7.19 – Special Flood Hazard Areas (per NH OEP)
- Appendix A.1.11 – Streets: maximum grade, minimum width
- Appendix C.3 – Hydrology/ Runoff Calculation Methods

**Review drafts of proposed amendments to Subdivision regulations:**

- Article 2.2.16, Subdivider vs. Applicant definitions
- Article 4.7.5 Hydrologic Calculation Methods

Mr. Hadik and the Board reviewed and discussed the drafts of proposed amendments to Site Plan review regulations, and the drafts of proposed amendments to Subdivision regulations. Mr. Hadik will have Mr. Adler review the draft of Article 7.15 – As-Built Plans.

**Adjournment**

Mr. Weider made a motion to adjourn the meeting; Ms. Richter seconded the motion. Motion approved, 4-0-0. The Meeting was adjourned at 8:06 pm.

Respectfully submitted,

C. Molly Qualters

Recording Secretary