

**Town of Chester
Technical Review Committee Meeting
Monday, November 2, 2020
Virtual Meeting
Approved Minutes**

I Preliminaries

**9:00am Call the Meeting to Order
Roll Call**

Chairman's Additions or Deletions

Approval of Minutes – 8/3/2020

Applications:

*Latitude Learning Resources at Busche Academy's Nutting Hall – 66 Chester St.
Patrick & Daniela Connelly – Field to Fork Farm Agritourism Proposal – 522 Haverhill Rd.
Rebecca Owens – Goat Farm / Home School Animal Education – 55 Chester St.*

Any Other Business

Date of Next Meeting & Adjournment

1.1 Call to Order

Chairman Bunker called this meeting of the Technical Review Committee (TRC) to order at 9:02am.

1.2 Roll Call

Members Present at Various Times via Zoom

Myrick Bunker, Building Inspector / Code Enforcement Officer; Chair

Paul Cavanaugh, Maintenance Supervisor

Debra Doda, Town Administrator

Phil Gladu, Fire Department Training Captain

Andrew Hadik, Planning Coordinator

Corinna Reishus, Recreation Director

Caroline Wilson, Building Department Administrative Assistant; Secretary

Members Absent

Aaron Berube, Police Chief; Vice Chair

Greg Bolduc, Fire Chief

Stephen D'Angelo, Selectman

Darrell Lockwood, Superintendent, Chester Academy

Mike Oleson, Road Agent

Darrell Quinn, Health Officer

Conservation Commission Designee

Others Present at Various Times via Zoom

Daniela Connelly, Field to Fork Farm

Patrick Connelly, Field to Fork Farm

Christina Knickerbocker, Latitude Learning Resources

Sharon Osborne, Latitude Learning Resources

Rebecca Owens, Farm Rich Educational Enrichment

52 **1.3 Chairman's Additions or Deletions**

54 None.

56 **II. Old Business**

58 **2.1 Approval of Minutes – August 3, 2020**

60 Maintenance Supervisor Cavanaugh moved to accept the Technical Review Committee
62 minutes of August 3, 2020 as written; Town Administrator Doda seconded the motion.
64 The vote was four in favor (Bunker, Cavanaugh, Doda, and Hadik) with Messrs. Gladu and
Reishus abstaining due to absence, and Messrs. Berube, Bolduc, D'Angelo, Lockwood,
Oleson, Quinn, and Conservation Commission Designee absent; motion carried.

66 **III. New Business**

68 **3.1 Latitude Learning Resources at Busche Academy's Nutting Hall – 66 Chester St.**

70 Latitude Learning Resources (LLR) Director Sharon Osborne explained that LLR is a non-profit
72 homeschooling co-op. LLR meets every Wednesday at Nutting Hall from ~8:30 or 9:00am until
~3:30pm. LLR previously leased space in a church; but that lease was terminated due to the
74 COVID-19 pandemic, which led them to use the space at Busche Academy. Ms. Osborne
teaches English and art; and she noted that LLR enables social support and learning for those
negatively affected by the pandemic.

76
78 FD Training Captain Gladu asked if Nutting Hall has changed since the facility was used as a
college; Chairman Bunker didn't think so. Chairman Bunker noted that he hasn't been in
Nutting Hall since his last occupancy inspection, which was prior to Busche Academy opening.

80
82 LLR Assistant Director Christina Knickerbocker noted that the sprinkler system in Nutting Hall
received annual third-party inspection in September.

84 Chairman Bunker thanked Ms. Osborne and Ms. Knickerbocker and wished them luck; he noted
that they will receive their TRC sign off sheet later today or tomorrow.

86
88 **TRC recommends the applicant consult Building, Fire, and Planning Departments for this
proposal.**

90 **3.2 Patrick & Daniela Connelly – Field to Fork Farm Agritourism – 522 Haverhill Rd.**

92 Field to Fork Farm was established in 2005 and the Connelys wish to introduce agritourism
94 activities; such as farm-to-table dinners, weddings, retreats, overnight stays, and educational
events on agricultural and health topics. The Connelys have already applied to the Planning
Board for Site Plan Review.

96
98 Chairman Bunker explained that agritourism is allowed only by special exception per the
Chester Zoning Ordinance; the Connelys will need to apply to the ZBA for this.

100 Mr. Connelly noted that they plan on having some of the proposed activities on conservation
102 land; they have already arranged to appear at the next Conservation Commission meeting to
discuss this.

Chairman Bunker thanked the Connellys and wished them luck; he noted that they will receive their TRC sign off sheet later today or tomorrow.

TRC recommends the applicant consult Building, Conservation, Planning, and Police Departments for this proposal.

3.3 Rebecca Owens – Goat Farm / Home School Animal Education – 55 Chester St.

Ms. Owens explained that she breeds goats and produces (or will produce) milk, soap, and other goatmilk products. She also runs a business in which 4-6 children at a time receive farm-related homeschool enrichment; this is outdoors-only and the children's parents usually park in the driveway. At this time, she does not believe she is eligible to fall under agritourism because these activities do not comprise $\geq 35\%$ of her income.

Chairman Bunker explained that Ms. Owens will need to apply to the Planning Board in order to garner a Home Business approval; as this is ineligible for a Home Occupation permit.

Chairman Bunker thanked Ms. Owens and wished her luck; he noted that she will receive her TRC sign off sheet later today or tomorrow.

TRC recommends the applicant consult Building and Planning Departments for this proposal.

3.4 Any Other Business

- Recreation Director Reishus recently met with the organizers of the Chester Public Library's annual **Breakfast with Santa** event, scheduled for December 12th. This year, the event will be by reservation only and they will follow restaurant guidelines. (This event was reviewed by the TRC last year and meets the TRC's criteria for recurring events.)
- Patrick Connelly stated that the Chester Charitable Foundation will be meeting this week to set a date for the next **Wason Pond Pounder**; he asked if they will be required to go before the TRC for this event. Recreation Director Reishus explained that this falls under the recurring event criteria; and they do not. She asked Mr. Connelly to have the Veales reach out to her with the event date.

IV. Adjournment

The next TRC meeting is scheduled virtually for Monday, December 7th at 9:00am.

Recreation Director Reishus moved to adjourn the meeting; Maintenance Supervisor Cavanaugh seconded the motion. The vote was six in the affirmative with Messrs. Berube, Bolduc, D'Angelo, Lockwood, Oleson, Quinn, and Conservation Commission Designee absent; motion carried.

The meeting was adjourned at 9:16am.

Respectfully Submitted,
Caroline R. Wilson, Secretary