

**Town of Chester
Technical Review Committee Meeting
Monday, October 3, 2022
Town Hall Meeting Room
Approved Minutes**

I Preliminaries

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

**Chairman's Additions or Deletions
Approval of Minutes – July 11, 2022**

Applications:

-Chester Lions Club: Holiday Fair @ Stevens Hall - Sat., Dec. 3, 2022 from 7am-3pm
-Jigsaw Builders: 3-lot subdivision @ 685 Candia Rd. / M/L 011-020-006

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

Aaron Berube, Police Chief; Vice Chair (arrived 9:04am)
Myrick Bunker, Building Inspector; Chair
Paul Cavanaugh, Maintenance Director
John Dalrymple, Health Officer
Debra Doda, Town Administrator
Phil Gladu, Fire Chief
Andrew Hadik, Town Planner
Corinna Reishus, Recreation Director / Facilities
Caroline Wilson, Building AA; Secretary

Members Absent

Chester Academy Designee
Conservation Commission Designee
Stephen D'Angelo, Selectman
Mike Oleson, Road Agent

Others Present at Various Times

Eric C. Mitchell of ECM Associates on behalf of Jigsaw Builders
Leslie Packard on behalf of the Chester Lions Club

1.3 Chairman's Additions or Deletions

Chairman Bunker added acceptance of the General TRC Application form to 3.4 *Any Other Business*.

II. Old Business

2.1 Approval of Minutes – September 12, 2022

Town Planner Hadik moved to accept the Technical Review Committee minutes of September 12, 2022 as written; Maintenance Director Cavanaugh seconded the motion. The vote was eight in favor with Messrs. D’Angelo, Oleson, and Chester Academy & Conservation Commission Designees absent; motion carried.

III. New Business

3.1 Chester Lions Club: Holiday Fair @ Stevens Hall – Sat., Dec. 3, 2022 from 7am-3pm

Leslie Packard appeared before the Technical Review Committee on behalf of the Chester Lions Club to discuss a Holiday Fair at Stevens Hall on December 3rd. Ms. Packard explained that the Lions wish to have their holiday fair coincide with the “Christmas in the Village” event on the same day. Ms. Packard anticipates about 15 vendors, most of which will bring their own tables, and a grand total of 50-60 persons in attendance that day. It was established that only the first floor of Stevens Hall may be used to maintain ADA compliance; Ms. Packard agreed. Maintenance Director Cavanaugh explained that Maintenance can ensure there are ample trash barrels and bags on premises that day. Town Administrator Doda offered to assist with advertising for the event.

TRC recommends the applicant consult with Fire, Recreation, and Administration departments for this event.

Ms. Packard departed the meeting at 9:08am.

3.2 Jigsaw Builders: 3-lot subdivision at 685 Candia Rd. / M/L 011-020-006

Eric Mitchell of ECM Associates appeared before the Technical Review Committee on behalf of Jigsaw Builders to discuss the proposed 3-lot subdivision at 685 Candia Rd. This parcel is situated roughly across the street from Cedar Dr. Mr. Mitchell distributed copies of the proposed subdivision plans to the committee. Mr. Mitchell explained that the existing lot of 9.80 acres will be divided to create a 5.79 acre lot and two smaller lots; 2.01 and 2.0 acres each. The 5.79 acre lot is constrained with wetlands and the proposed dwelling would sit near the back of the lot. The two smaller lots are mostly upland and the proposed dwellings would sit near the front of the lots. Subdivision approval has already been granted by NHDES.

Fire Chief Gladu asked if there were plans to install sprinklers in these dwellings; this area of town is quite a distance from the Fire Department. Mr. Mitchell will ask the builder. Vice Chair Berube asked if the proposed driveways will be very close to Cedar Dr., and noted that this part of Candia Rd. can be dangerous. Mr. Mitchell remarked that the proposed driveways meet the required sight-line distances and will probably not interfere with Cedar Dr. traffic. Town Planner Hadik advised Mr. Mitchell of the requirement to install wetlands no-cut buffer monuments before any site work is done.

This subdivision is on the Planning Board’s agenda this Wednesday, October 5th.

TRC recommends the applicant consult with Building, Planning, and Fire departments for this proposal.

Mr. Mitchell departed the meeting at 9:15am.

3.3 Any Other Business

- Chairman Bunker explained that the General TRC Application has been updated to allow more detailed information be submitted; all TRC members have seen the new application and no amendments were suggested.

Maintenance Director Cavanaugh made a motion to approve the updated General TRC Application form; Town Administrator Doda seconded the motion. The vote was eight in the affirmative with Messrs. D'Angelo, Oleson, and Chester Academy & Conservation Commission Designees absent; motion carried.

The updated form will be uploaded to the TRC webpage.

- Recreation Director Reishus mentioned that the new group coordinating the Wason Pond Pounder (who appeared at last month's TRC meeting) is on tonight's Wason Pond Conservation & Recreation Commission meeting. Ms. Reishus wondered whose purview the continued use of the barn was. Town Planner Hadik suggested it was the Wason Pond Conservation & Recreation Commission. Someone else observed that the BOS has the final say. TA Doda will research the origin of permission to use the barn.

IV. Adjournment

The next TRC meeting is scheduled for Monday, November 7, 2022, at 9:00am in the Town Hall Meeting Room.

Maintenance Director Cavanaugh moved to adjourn the meeting; Recreation Director Reishus seconded the motion. The vote was eight in the affirmative with Messrs. D'Angelo, Oleson, and Chester Academy & Conservation Commission Designees absent; motion carried.

The meeting was adjourned at 9:20am.

Respectfully Submitted,

Caroline Wilson, Secretary