**Town of Chester**

**Zoning Board of Adjustment**

**December 4, 2023**

**SITE WALK**

**BUSCHE ACADEMY**

**40 Chester Street**

**12 PM**

**Draft Minutes**

The application of C&I Design, Inc. c/o Bryan Richter on behalf of Busch International, Inc. for Variances from Article 5, Section 5.3.5 (Table 2) and Section 5.7.5.4 to permit:

1. To construct a 120’x170’ multipurpose building with the southwestern edge of the building approximately 16’ from the edge of wetlands where 75’ are required;
2. To construct a 120’x170’ multipurpose building with the southwestern edge of the building approximately 16’ from the edge of wetlands where structures are required to maintain a 25’ no-clearing buffer from the edge of wetlands;
3. To construct 372’ of walkway, at the southwesterly edge of the parking lot approximately 1’ from the edge of wetlands where 75’ are required;
4. To construct 372’ of walkway at the southwesterly edge of the parking lot approximately 1’ from the edge of wetlands where structures are required to maintain a 25’ no-clearing buffer from the edge of wetlands;
5. To construct a 18648 SF parking lot to the right of Wadleigh Hall 40’ from the edge of wetlands where 75’ are required; and
6. To construct a 6’x116’ walkway along the northwesterly edge of the parking lot to be built to the right of Wadleigh Hall and a connector walkway above to the existing walkway beside Wadleigh Hall 35’ from the edge of wetlands where 75’ are required.

On the premises known as and numbered Map 005, Lot 015, in the R-1 Residential zoning district.

**Members Present:**

Chair Billie Maloney

Vice-Chair Kevin Scott

Jack Cannon

William Gregsak

Jason Walsh

**Members Absent:**

Rick Snyder, Alternate and Planning Board Liaison

Selectman Dick Trask, Select Board Liaison

**Other Persons Present:**

Conservation Chair Victor Chouinard

Selectman Charles Myette

Paul Chisholm, Keach Nordstrom

Bryan Richter, C&I Design, Inc.

Darren Jones

Marvin Neal

Li Wang

**Agenda**

1. **Introductions**
2. **Rules**
3. **Walking Tour**

**4. Adjournment**

**1. Introductions**

Board of Adjustment members who were present: Chair Maloney, Vice-Chair Scott, Jack Cannon, Bill Gregsak, and Jason Walsh.

**2. Rules**

Chair Maloney read a prepared statement that the purpose of the site walk is for the ZBA members and interested public parties to get an idea of where the proposed athletic building will be sited, to observe the wetland buffer areas where the variances are proposed to impact. She noted this is not a public hearing and we are not here to take testimony. She noted it is important for the ZBA members to protect their neutrality by avoiding discussions about the variance applications. She noted there will be no discussion between members of the public and the ZBA members. Any discussion concerning this site walk will be heard at the next ZBA public hearing on December 19th.

**3. Walking Tour**

Mr. Chisholm and Mr. Richter pointed out the two-orange spray painted areas on the existing asphalt area of the basketball court/parking lot, depicting where two of the corners of the building will be. He pointed out flagged areas of wetlands entering the area (to the left and behind the existing asphalt area) which showed notable berms and flowing water. He pointed out the orientation of north, south, east and west. He pointed out leach fields. Those present followed Mr. Chisholm down the wide grassy road toward the building which he described as a pump station. He pointed out the two additional flagged areas where the other two corners of the building will be. He pointed out where vegetation would be removed.

Vice-Chair Scott asked the height of the existing light pole in the paved basketball/parking area and Mr. Richter noted it was approximately 25.’

Vice-Chair Scott asked about the easement and Mr. Chisholm noted it was a public water easement beneath the grassy road (which was marked as drinking supply by signage). Selectman Myette asked who the easement was to, the Town or the school and he noted it was the school.

Selectman Myette asked about maintenance, cleaning of the proposed dome, and Mr. Richter indicated other than runoff from rainwater and possibly pressure washing there would be no chemicals used to clean the dome.

Mrs. Rioux asked if there had been any application to State DES and Mr. Chisholm responded that there was no application necessary as they were only impacting the buffer and not the wetlands themselves.

Selectman Myette asked about drainage calculations and impervious surface and whether the additional runoff had been calculated. Mr. Chisholm indicated they had not, and will take that under consideration.

**4. Adjournment**

The Site Walk adjourned at 12:20 PM.

Respectfully submitted,

Nancy J. Hoijer,

Recording Secretary