

4-3-24: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

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**Town of Chester  
Planning Board Meeting  
Wednesday, April 3, 2024  
Draft Minutes**

**The meetings are broadcast live on Comcast Channel 6, and streamed on Government <https://reflect-chesterctv-from-nh.cablecast.tv/CablecastPublicSite/?channel=1> - click "Watch Now".**

**Members & Staff Present:**

- Evan Sederquest, Vice Chair
- Elizabeth Richter, Member
- Richard Snyder, Member
- Mike Weider, Member
- Eric Swanson, Alternate
- Selectman Chuck Myette, Liaison
- Andrew Hadik, Town Planner

**Members Absent:**

- Brian Sullivan, Chair

**Guests and Members of the Public Present:**

- Chester PACT

**Meeting Agenda**

**7:00 PM – General Business**

1. Review & approve invoices, sign documents, etc.
2. Review & approve the minutes of the 3/27/24 PB meeting.
3. Request for release of impact fees for Fire Department equipment.
4. Discuss scope of site plan review for Chester Academy’s new playground and building relocations.
5. Review new legislative bills passed by the NH House.

**7:00 PM – Appointments - None scheduled**

**Public Hearings - None scheduled**

**Non-Public Sessions - None scheduled**

**Meeting Minutes**

Vice Chair Sederquest called the meeting to order at 7:00 p.m. He announced that Mr. Swanson would sit in for Mr. Sullivan.

**7:00 PM – General Business**

1. Review & approve invoices, sign documents, etc.

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49 Documents and/or invoices were reviewed and signed.

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51 **2. Review & approve the minutes of the 3/27/24 PB meeting.**

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53 The Board noted a typographical error was caught and corrected.

54  
55 ***Mr. Weider moved to approve the minutes of the 3/27/24 Planning Board meeting as presented. Ms. Richter seconded the motion. A vote was taken. All were in favor except Mr. Weider and Mr. Snyder, who abstained. The motion passed 4-0-2.***

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59 **3. Request for release of impact fees for Fire Department equipment.**

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61 ***Mr. Weider moved to approve the request from Fire Chief Phil Gladu to release impact fees of \$5,500 to purchase ten Motorola Minitor IV pagers for the Fire Department dated April 3, 2024, with an invoice for \$5,482.55. Mr. Snyder seconded the motion. A vote was taken. The motion passed unanimously.***

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66 **4. Discuss scope of site plan review for Chester Academy's new playground and building relocations.**

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68 Mr. Hadik received a call from Ben Kilar, the Chester Academy Finance Director, regarding the new  
69 playground. He asked about what they need to submit for site plan review. During the first phase, they  
70 will relocate the dumpsters and athletic equipment shed up against the side of the school, demolish the  
71 maintenance equipment garage, and build a new one at a different location. Mr. Hadik reviewed the  
72 plan to demolish, move, or replace each structure and the potential impact creation of new impervious  
73 surface areas.

74  
75 Mr. Hadik proposed two minor site plans for two areas: the length of the building out past the  
76 playground and the paved area, and the proposed garage showing the edge of the road and property  
77 line and the 25' side setback. Also required would be the locations of the current and proposed above  
78 and below ground utilities.

79  
80 The Board discussed how much detail would be required, and if it should be reviewed by the Town  
81 engineer. *(No decision was made about requiring review by the Town's engineer.)* They agreed a site  
82 plan was not needed for the whole facility. Mr. Snyder noted any site plan review would be incidental  
83 to whatever is new and changing. The Board agreed they would like a simple line drawing of what will  
84 change along the building, and another one for the new garage location.

85  
86 Mr. Weider noted there is a wetland on this property and suggested the drainage should be shown on  
87 the site plan. Selectman Myette explained that moving the buildings is intended to improve sightlines to  
88 the playground for student safety.

89  
90 **5. Review new legislative bills passed by the NH House.**

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92 Mr. Hadik shared information on a variety of legislative bills, including:

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- 93 • HB 1279, which restores the State's 7.5% contribution towards the retirement costs of teachers,  
94 police, and firefighters.
- 95 • HB 1583 aims to increase the state's annual base adequacy aid payment from \$4,100 to \$4,404 per  
96 student beginning on July 1, 2025.
- 97 • HB 1215 expands the 5-year approval/2-year "active and substantive" development exception to 10-  
98 year/5-year.
- 99 • HB 1400 states the municipalities "may regulate accessory parking for vehicles, but shall not require  
100 more than one residential parking space per unit."
- 101 • HB 1291 expands the ADU law to require that municipalities allow one detached unit and one  
102 attached unit, and allows municipalities to require ADUs to meet the definition for workforce  
103 housing. This bill also establishes the minimum size for ADUs and additional units. Mr. Hadik  
104 questioned how HB 1291 would impact the ZBA's agendas regarding requests for variances from  
105 setback requirements. This bill would take effect on July 1, 2025.
- 106 • HB 1399 requires municipalities to permit two residential units in certain single-family residential  
107 zones. The bill allows for the expansion of a single-family residence in an urban area to include up  
108 to two residential units without discretionary review or a hearing, as long as certain requirements  
109 are met. This proposed development must be located within an urbanized area or urban cluster.
- 110 • SB 538 creates local tools and incentives, rather than one statewide one-size-fits-all mandates (like  
111 many of the bills discussed above).

112  
113 The Board discussed how these bills will affect Chester. Mr. Hadik said if the Senate and Governor  
114 approves these bills, the Board will need to draft significant zoning amendments to address the changes  
115 before the 2025 Town Meeting.

116  
117 Mr. Hadik also reviewed a NH Supreme Court case where the Court determined that planning and/or  
118 zoning boards do not have the authority to override the terms of pre-existing easements.

119  
120 **Future Meeting Dates**

- 121  
122 • April 24 –

123  
124 ***Ms. Richter moved to adjourn the meeting. Mr. Weider seconded the motion. A vote was taken. The***  
125 ***motion passed unanimously.***

126  
127 The meeting was adjourned.

128  
129 Respectfully submitted,  
130 Beth Haggeli, Recording Secretary