

1 These Minutes are subject to possible revisions/corrections during their review
2 at a subsequent Planning Board Meeting.

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4 **CHESTER PLANNING BOARD MINUTES**
5 **WEDNESDAY, FEBRUARY 3, 2010**

6
7 Members Present:

8 Regular

Absent

9
10 Brian Sullivan, Chairman (Sullivan)

11 Evan Sederquest, Vice Chair (Sederquest)

Richard Snyder (Snyder)

12 Andrew Hadik (Hadik)

13 Liz Richter (Richter)

Michael Jung (Jung)

Rob Brown, Ex-Officio (Brown)

14
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16 Alternate

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18 Michael Weider (Weider)

19 Raymond Boyden (Boyden)

20
21 Staff

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23 Cynthia J. Robinson, Planning Coordinator (Coordinator)

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25 Chairman Sullivan called the meeting to order at 7:00 P.M.

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27 Chairman Sullivan announced that Alternate Raymond Boyden would be sitting in for
28 Regular Member Richard Snyder and Alternate Michael Weider would be sitting in for
29 Regular Member Michael Jung.

30
31 **CONTENT**

- 32
33
34 1. Rachel Kelly, SNHPC – Start of revision of Site Plan Review Regulations.
35
36 2. Public Hearing for Zoning Amendments – Growth Management, Groundwater
37 Protection and Table 1 – Maximum Building Coverage.
38
39 3. Review of Small Wind Energy Ordinance.
40
41 4. Brief discussion regarding CMAQ Application.
42
43 5. Discuss Crowley Subdivision Application.
44
45 6. Board discussion concerning Zoning Board of Adjustment meeting.
46
47 7. Review of amendments to Section 6.12 and Table 1 of the Zoning Ordinance and
48 Table 1.

MINUTES

Rachel Kelly, SNHPC – Start of revision of Site Plan Review Regulations

1. Rachel Kelly, Associate Planner from So. NH Planning Commission came before the Board to begin the process of updating the Town of Chester Site Plan Review Regulations utilizing the \$10,000.00 CTAP grant awarded to the town. Ms. Kelly started by recapping what CTAP is and she gave an overview of the Block Grant Project that includes the following: 1) Work Tasks 2) Changes to Site Plan Regulations 3) Changes to Zoning Regulations 4) Review of Master Plan “Visions and Goals” and 5) What will be needed from the Board.

The Coordinator brought up getting the public involved with this project suggesting the possibility of having a newspaper article. Board members discussed possible ways to inform and educate the public about this project. Hadik discussed past ways of obtaining public input. Hadik made a proposal for increasing the area of the limited commercial/light industrial zone. The Coordinator asked Ms. Kelly if she could send the Board information on what the zoning is in Raymond next to Chester’s Limited Commercial/Light Industrial Zone.

The Coordinator asked Ms. Kelly if the regulations would be reviewed for compliance with the RSA’s relative to what can statutorily be in site plan review regulations. Ms. Kelly will look into this. Weider suggested finding another town that has a center similar to what Chester will be trying to accomplish in order to show residents it can work. Various towns were suggested. There was Board discussion on proposed changes to the center of town.

Tasks

- 1 – 3 During the month of February Board members will review the existing Site Plan Review Regulations, the Master Plan “Vision and Goals” on Economic Development in order to provide Ms. Kelly with feedback.
- 4 – 6 The next meeting will be held on March 10, 2010 at 7: 00 P.M. Prior to that meeting Ms. Kelly will provide feedback to the Board on proposed changes to zoning and the Site Plan Review Regulations. Ms. Kelly will forward information to the Coordinator and she will forwarded it to Board members.

Public Hearing for Zoning Amendments – Growth Management, Groundwater Protection and Table 1 – Maximum Building Coverage

2. Chairman Sullivan opened the Public Hearing.

Growth Management (GMO) – Board members went over the proposed changes to the GMO noting these changes are being made to comply with NH RSA 674:22 III. No public was present. **MOTION:** Hadik made a motion to accept

97 the proposed zoning amendments to the Growth Management Ordinance and
98 take them to Town Election in May. Weider seconded. Motion passed
99 unanimously.

100
101 Groundwater Protection – Board members went over the proposed changes to
102 the Groundwater Protection Ordinance noting these changes are being made to
103 comply with recommendations in the Chester Source Water Protection Plan and
104 to update so that it meets NH DES Model Ground Water Protection Ordinance.
105 **MOTION:** Hadik made a motion to accept the proposed zoning amendments to
106 the Groundwater Protection Plan and take them to Town Election in May.
107 Weider seconded. Motion passed unanimously.

108
109 Table 1 – Maximum Building Coverage – Board members reviewed the proposed
110 changes to Table 1 that change the column title “Maximum Building Coverage”
111 to read “Impervious Surface”. The Coordinator stated Jeff Adler said no
112 changes are needed to the percentages. **MOTION:** Weider made a motion to
113 accept the proposed zoning amendment to Table 1 and take it to Town Election
114 in May. Boyden seconded. Motion passed unanimously.

115
116 **MOTION:** Weider made a motion to close the Public Hearing. Richter seconded.
117 Motion passed unanimously.

118 **Review of Small Wind Energy Ordinance**

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121 3. Board members reviewed the model Small Wind Energy Systems Ordinance and
122 the proposed changes recommended by legal counsel. Following the discussion,
123 Board members approved the changes. The Coordinator will bring the revised
124 Article 17 Small Wind Energy Systems to a future meeting for the Board to vote
125 to go to a public hearing.

126 **Brief discussion regarding CMAQ Application**

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129 4. The Coordinator informed the Board that the engineering study for North Pond
130 Road and Route 102 couldn't be considered under the Congestion Mitigation and
131 Air Quality (CMAQ) Application because the project will not improve air quality.
132 This came from Tim White at So. NH Planning Commission who spoke with NH
133 Department of Transportation. The Coordinator will draft the Warrant Article for
134 an engineering study in the amount of \$25,000.00 and give to the Finance
135 Director for submission to the Board of Selectmen. The engineering study would
136 be to look at the intersection to see what improvements should be made to help
137 relieve the traffic back up during peak traffic hours and what improvements will
138 need to be made to North Pond Road.

139 **Discuss Crowley Subdivision Application**

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141
142 5. The Coordinator explained the situation with this subdivision application relative
143 to Jeff Adler's review, the numerous variances that have been granted and the

144 lack of information given to Mr. Adler. Board members reviewed the paperwork
145 provided by the Coordinator.

146
147 The Coordinator asked the Board to authorize her to write a letter to Jones and
148 Beach giving them specific direction as to what they are to submit to DuBois &
149 King, Inc. in order for the Board to consider accepting an application. Following
150 more discussion consensus of the Board was for the Coordinator to send the
151 letter.

152
153 **Board discussion concerning Zoning Board of Adjustment meeting**

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155 6. Board members discussed the special meeting of the Zoning Board of
156 Adjustment on February 10, 2010 regarding An Appeal from an Administrative
157 Decision against the Planning Board’s decision to grant a the Home Business
158 Permit to Richard Brown and Robert Brown. Board members will attend the ZBA
159 meeting.

160
161 **Review of amendments to Section 6.12 and Table 1**
162 **of the Zoning Ordinance**

- 163
164 7. Hadik presented the Board with new amendments to Section 6.12 of the Zoning
165 Ordinance. Hadik went through the changes with the Board noting that the terms
166 setback and buffer somewhere along the way have been used interchangeably.
167 Hadik presented changes that would bring the ordinance back to what was
168 originally intended for the Open Space Subdivision Ordinance. Hadik went over
169 the proposed changes to Table 1 associated with the changes to Section 6.12.
170 There was lengthy Board discussion on these proposed changes and Board
171 consensus was to move forward with the changes. The Coordinator will bring the
172 revisions to a future meeting for the Board to vote to go to a public hearing.

173
174 **MOTION:** Richter made a motion to adjourn at 9:30 P.M. Sederquest seconded.
175 Motion passed unanimously.

176
177 Respectfully submitted,

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179
180 _____
181 Cynthia J. Robinson
182 Planning Coordinator

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184 Dates of upcoming meetings:

- 185
186 February 10, 2010
187 February 24, 2010
188 March 3, 2010
189 March 10, 2010
190 March 24, 2010