

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 10, 2010**

6
7 **PLANNING SESSION**

8
9 Members Present:

10 Regular

11
12 Brian Sullivan, Chairman (Sullivan)
13 Evan Sederquest, Vice Chair (Sederquest)
14 Andrew Hadik (Hadik)
15 Liz Richter (Richter)

Absent

Michael Jung (Jung)
Richard Snyder, Chair (Snyder)
Rob Brown, Ex-Officio (Brown)

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17
18
19 Alternate

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21 Raymond Boyden (Boyden)
22 Michael Weider (Weider)

23
24 Staff

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26 Cynthia J. Robinson, Planning Coordinator (Coordinator)

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28
29 Vice Chairman Sederquest called the meeting to order at 7:00 PM

30
31 Vice Chairman Sederquest announced that Alternate member, Raymond Boyden,
32 would be sitting in for Regular member Richard Snyder and Alternate member Michael
33 Weider will be sitting in for Regular member Michael Jung in their absence.

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35
36 **CONTENTS**

- 37
- 38 1. Call to Order and recess to attend Zoning Board of Adjustment meeting.
 - 39
 - 40 2. Eric Mitchell with preliminary of re-subdivision of Chester-Hick's property (005-
41 104-000).
 - 42
 - 43 3. Delegate a PB representative to the committee to fill the Building Inspector
44 position.
 - 45
 - 46 4. Review and vote to go to a public hearing: Small Wind Energy Systems, Table 1
47 Open Space, Article 6.12, and Typographical Errors.
 - 48

- 49 5. Discuss email from Chuck Myette re: prime wetlands.
- 50
- 51 6. Meeting with Budget Committee.
- 52
- 53 7. Discuss legal opinion concerning Chester Rod and Gun Club.
- 54

MINUTES

Call to Order and recess to attend Zoning Board of Adjustment meeting

- 60 1. Vice Chairman Sederquest called the meeting to order at 7:00 P.M. and then
- 61 called for a recess until 7:30 P.M. so Board members could attend the Zoning
- 62 Board of Adjustment meeting.

63
64 Chairman Sullivan joined the meeting at 7:14 P.M.

Eric Mitchell with preliminary of re-subdivision of Chester-Hick's property (005-104-000)

- 70 2. Eric Mitchell of Eric Mitchell and Associates was before the Board to present a
- 71 preliminary sketch of the Open Space Subdivision Abdallah Construction is
- 72 proposing for the Chester-Hicks site on Sandown Road. Mr. Mitchell showed
- 73 Board members the proposed layout of the additional nine houses that are
- 74 proposed for the lot. Mr. Mitchell pointed out the 50-foot buffer around the
- 75 developed area that will become part of the open space and noted no lot lines
- 76 will go through it. Mr. Mitchell and the Board discussed the discrepancy in the
- 77 ordinance regarding setback amounts. Mr. Mitchell stated that they have
- 78 decided to install a community water system because the build-able area around
- 79 the houses would be consumed with the 100-foot radius. They will be utilizing
- 80 the same well sites as the previous subdivision. The layout will still be single-
- 81 family detached housing with 3-4 bedrooms. The existing house is a two -
- 82 bedroom unit leaving 33 bedrooms for the remainder of the dwellings.

83
84 Mr. Mitchell asked what the Board has decided about the buffer. Hadik stated he

85 has some minor adjustments to this subsection for the Board to look at. Hadik

86 stated he feels this design meets the current intent of the ordinance with the 50-

87 foot buffer and no lot lines extending into the buffer. Hadik stated he likes the off

88 set cul-de-sac and would like to see more vegetative screening from the abutters.

89 Hadik recommended limiting the vegetative buffer to just around the developed

90 area. Mr. Mitchell noted that the cul-de-sac would not be built to town standard

91 because it would consume the entire width of the parcel. He would be asking for

92 a waiver. Hadik stated the Board would want an opinion from the Road Agent

93 and Fire Chief on this request. Weider stated in the past the Board required the

94 shoulders be built to the same specifications as the regulations in order to handle

95 the weight of town equipment. Mr. Mitchell stated he would be presenting the

96 same cross section, as the regulations require and he will speak to the Road
97 Agent and Fire Chief.

98
99 The Coordinator asked about the discontinued road. Hadik stated he feels the
100 Board should start requiring documentation from a qualified person certifying the
101 research. Mr. Mitchell stated he has been in touch with Charlie Pearson who did
102 the original research and Mr. Pearson will be getting back to Mr. Mitchell. Mr.
103 Mitchell stated the water system would be over seen by the requirements of the
104 PUC.

105
106
107 **Delegate a PB representative to the committee to fill the**
108 **Building Inspector position**

- 109
110 3. Board members discussed which member would represent the Planning Board
111 on the committee that will be reviewing applications for the position of Building
112 Inspector. After Board discussion consensus was there would be three
113 members; Michael Weider would be the primary representative, Andrew Hadik
114 would be second and Brian Sullivan would be the third representative. In the
115 event Weider is unable to attend one of the other two representatives will cover
116 for him. The Coordinator will notify the Board of Selectmen’s Office about this
117 decision.

118
119
120 **Review and vote to go to a public hearing: Small Wind Energy Systems, Table 1**
121 **Open Space, Article 6.12, and Typographical Errors**

- 122
123 4. Table 1 – Table of Dimensional and Area Requirement. Board members
124 reviewed the addition of Note 2 and the increase in the Front Setback. **MOTION:**
125 Weider made a motion to accept the proposed amendment to Table 1 and take
126 them to a public hearing at the earliest possible date. Hadik seconded. Motion
127 passed unanimously.

128
129 Section 6.12 – Additional Requirements. Hadik went over his proposed changes
130 to this Section noting the Coordinator reversed the Internal and External
131 Subsections. **MOTION:** Weider made a motion to accept the amendments.
132 Hadik seconded. Richter asked Hadik if he didn’t agree with her proposed
133 changes. Hadik stated he didn’t see the changes. Richter presented her
134 proposed changes, which would clarify certain subsections. Hadik withdrew his
135 second and Weider withdrew his motion. **MOTION:** Hadik made a motion to
136 accept the proposed amendments as presented tonight to Section 6.12 and take
137 them to a public hearing at the earliest possible date. Weider seconded. Motion
138 passed unanimously. The Coordinator will make the changes for the public
139 hearing notice.

140
141 Typographical Errors. Board members noted this is a regular request. **MOTION:**
142 Weider made a motion to accept the Typographical Error statement and take to a

143 public hearing at the earliest possible date. Boyden seconded. Motion passed
144 unanimously.

145
146 Small Wind Energy Systems. Board members reviewed the proposed Small
147 Wind Energy Systems Ordinance that contains legal counsels recommendations.
148 Board members discussed and made minor changes to various sections of the
149 proposed ordinance. The Coordinator stated the diagrams would be added to
150 the final document. **MOTION:** Hadik made a motion to take the proposed Small
151 Wind Energy Systems Ordinance as amended tonight to a public hearing at the
152 earliest possible date. Richter seconded. Motion passed unanimously.

153
154 The Coordinator asked Board members to read #3 of the public notice to make
155 sure what was stated is correct. Minor changes were made.

156
157
158 **Discuss email from Chuck Myette re: prime wetlands**

- 159
160 5. Board members discussed the email from Chuck Myette, Chairman of the
161 Conservation Commission who is requesting the Board bring forward to Town
162 Election, the designation of “prime wetlands”. Board members questioned what
163 the Commission is proposing. The Coordinator stated she has not received any
164 documents from the Commission. Hadik gave the new Board members a
165 synopsis of what has been proposed in the past and public reaction. The
166 Coordinator stated that the time frame to take this to a public hearing is very
167 limited noting the last date for the Board to vote on this is March 3, 2010. Board
168 members expressed concern about not having enough time to review and
169 discuss the proposal.

170
171 Board members recommend the Commission talk the public, at Town Meeting,
172 about their proposal. Consensus of the Board is for the Coordinator to ask the
173 Commission for information on what they are proposing.

174
175
176 **Meeting with Budget Committee**

- 177
178 6. The Coordinator informed the Board the Budget Committee will be reviewing the
179 Planning Board budget on Monday, February 15, 2010 at 8:00 P.M. in the
180 Meeting Room

181
182
183 **Discuss legal opinion concerning Chester Rod and Gun Club**

- 184
185 7. Board members discussed legal counsels opinion on the need for site plan
186 review for the construction of the roof over the pistol range at the Chester Rod
187 and Gun Club. The Coordinator stated that the Code Enforcement Officer told
188 her the Rod and Gun Club is working with Nina St. Pierre on resolving this
189 matter. Hadik stated that he was invited to a site walk at the Club with an
190 acoustics engineer. He was also told they are working with Ms. St. Pierre.

191 Board members feel nothing would be gained by requiring the Club to have a site
192 plan review at this time. Board members talked about the lack of a base line now
193 that the roof has been constructed and the berm removed, possible ways to
194 reduce the noise level, future requirements for site plan review and
195 recommendations to the Board of Selectmen.
196

197 Board members discussed a possible mitigation plan. Hadik will let the Club
198 know where the Board stands relative to the need for site plan review at this time.
199 Chairman Sullivan feels it should be made clear to everyone, this matter is not
200 the result of the Planning Board not doing their job, it is the result of the Building
201 Inspector not looking into the process before issuing the Building Permit.
202 Consensus of the Board is to speak to legal counsel before making any
203 mitigation recommendations to the Board of Selectmen. The Coordinator will
204 contact legal counsel to see if he is available to meet with the Board in March.
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207 **MOTION:** Richter made a motion to adjourn at 9:59 P.M. Sederquest seconded.
208 Motion passed unanimously.
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215

Cynthia J. Robinson
Planning Coordinator

216

217 Dates of upcoming meetings:

- 218
- 219 February 24, 2010
- 220 March 3, 2010
- 221 March 10, 2010
- 222 March 24, 2010
- 223