

## Planning Board Report

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Board Meetings on Noticed  
 Wednesdays at 7:00 PM  
 Main Meeting Room  
 84 Chester Street

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### **Southern New Hampshire Planning Commission**

The Southern New Hampshire Planning Commission (SNHPC) continues to assist the Planning Board with professional planning services on an as-needed basis. This past fall they assisted with completing a new Master Plan for the Town, and also adopting additional impact fees on new construction to collect revenue for the Police and Fire Department's capital projects. Currently SNHPC is completing their assistance with updating the Town's Capital Improvements Plan (CIP) to be followed by the recalculation of the impact fees to collect revenues for the School, Police, Fire, Recreation, Library, Municipal and Highway Department's future capital projects.

### **Ongoing Planning Board Activities**

The Planning Board is currently finalizing work with the School, Police, Fire, Recreation, Library, Municipal and Highway departments to collect data for updating the CIP. The Board hopes to have the new CIP completed and adopted by the end of April, 2016, and revise the respective impact fees shortly thereafter. The Board's intent is to update the CIP and impact fees every fall hereafter, so as to be available as a planning tool to aid the Board of Selectmen and Budget Committee in preparing the annual budgets and warrant articles.

### **Year to Date Planning Board Activity:**

#### **Subdivisions**

Locations & number of unbuilt lots / units in newly approved and or current residential subdivision applications: 4

• Fremont Road - C&D Realty	2 Lots
• Raven Drive - Towle	2 Lots
• Sandown Road – Babin	1 Lot
• Wells Village Road - Beretta	<u>1 Lot</u>
Total:	6 Lots

Locations and remaining number of unbuilt lots / units in prior-approved, residential subdivisions that are, or have recently become, active: 8

• Candia Road – Villages at Chester	20 Units
• Derry Road – South Woods Condominiums	33 (Duplex) Units

• Haverhill Road – Buxton Estates	12 Lots
• Haverhill Road – Jenkins Farm	27 Lots
• Raymond/Ledge Roads – Cedar View Estates	18 Lots
• Reed Road – Isaac Foss Road	5 Lots
• Sandown Road – Wilcomb’s Way	6 Lots
• Woodbury Lane – Mill Pine Village	<u>23 Units</u>
Total:	144 Lots/Units

**Other Board activities:**

• Site Plan Reviews (Non-Residential)	2
• Site Plan Reviews (Residential)	1
• Home Businesses	5

**Planning Board Revenues, Supervised Accounts, Assets & Sureties**

Gross receipts from applications as of 2/29/16	\$ 6,541
Balance of Off-Site Improvement funds as of 2/1/16	\$ 47,611
Balance of Impact Fees as of 1/31/16	\$ 29,861
Subdivision / Road Performance Bonds	<u>\$857,410</u>
Total:	\$941,423

**Proposed Zoning Amendments**

Are you in favor of the adoption of **Amendment # 1** as proposed by the Planning Board for the Town’s zoning ordinance as follows?

**Amend:** Section 5.6 - Flood Plain Conservation District by deleting non-applicable information, correcting outdated references and adding missing information.

**Purpose:** To revise the language of the ordinance to make it more understandable and consistent with state and federal regulations. Please note these revisions were recommended by the NH Office of Energy and Planning.

Are you in favor of the adoption of **Amendment # 2** as proposed by the Planning Board for the Town’s zoning ordinance as follows?

**Amend:** Article 9 - Conversion of Existing Dwellings by replacing it with a new Article 9 - Accessory Dwelling Units.

**Purpose:** To revise the existing ordinance in anticipation of new zoning requirements set by NH Senate Bill 146, allowing for the creation, location, standards, review and approval of Accessory Dwelling Units, sometimes referred to as “in-law apartments, student, or workforce housing.”

Are you in favor of the adoption of **Amendment # 3** as proposed by the Planning Board for the Town's zoning ordinance as follows?

**Amend:** Sub-Section 5.3.3 – Special Exception Uses by replacing existing language with “Conversion or addition to a single-family dwelling to accommodate an accessory dwelling unit pursuant to the provisions of Article 9, Accessory Dwelling Units.”

**Purpose:** Simple reference edit to be consistent with the Article 9 replacement.

Are you in favor of the adoption of **Amendment # 4** as proposed by the Planning Board for the Town's zoning ordinance as follows?

**Amend:** Section 11.4 - Conditions for Granting of a Special Exception by striking “and upon receipt and due consideration of advice from the Planning Board” and replacing it with “The Zoning Board of Adjustment, in its discretion, may require Site Plan Review by the Planning Board as a condition of approval. Site Plan Review by the Planning Board may result in additional conditions being set to ensure compliance with the intent of the Chester Zoning Ordinance.”

**Purpose:** A clarification edit suggested by the reviewing attorney and the ZBA.

Are you in favor of the adoption of **Amendment # 5** as proposed by the Planning Board for the Town's zoning ordinance as follows?

**Amend:** Subsections 6.12.2 - Internal Dimensional and Design Requirements and 6.12.3 – Infrastructure by adding size standards for building construction envelopes and lots with community well systems, and open or closed drainage systems depending on lot road frontage length.

**Purpose:** To mitigate issues with the design, construction and stormwater runoff control systems of Open Space subdivisions. Note these changes do not increase the currently allowed dwelling unit density in Open Space subdivisions.

Are you in favor of the adoption of **Amendment # 6** as proposed by the Planning Board for the Town's zoning ordinance as follows?

**Amend:** Section 4.4 – Signs by replacing it with a new and revised Section 4.4 – Signs.

**Purpose:** To make this ordinance compliant with the 2015 U.S. Supreme Court “Reed v. Town of Gilbert” ruling regarding the regulation of signs.

Copies of any of these amendments are available in the Planning Board Office, Town Clerk's Office and Selectmen's Office during regular business hours. Questions about these amendments should be addressed to the Planning Board Office.

The Board welcomes any questions and input regarding the Town of Chester Zoning Ordinance and Regulations. The Board meets on the first, second and fourth Wednesdays of the month in the Meeting Room at the Chester Municipal Office Building starting at 7:00 P.M. Anyone interested in becoming a Planning Board member should attend Planning Board meetings and express their interest to Board members.

The Planning Board Office is located at 84 Chester Street, Room 5, in the Municipal Office Building. The Planning Board Office hours are per the schedule set by the Board of Selectmen. The Town of Chester Zoning Ordinance and Regulations can be viewed on Chester's website [[chesternh.org](http://chesternh.org)] by clicking on Planning Board.

Respectfully submitted,

***Chester Planning Board***

Brian L. Sullivan, Chairman  
Evan B. Sederquest, Vice Chairman  
Liz B. Richter  
Cass P. Buckley  
Michael A. Weider  
Richard Snyder, Alternate  
Richard S. Trask, Ex-Officio

Staff

Andrew L. Hadik, Planning Coordinator