

Planning Board Report

Contact: Andrew L. Hadik, Planning Coordinator
 Phone: (603) 887-5629
 E-mail: chstrpl@gsinet.net

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

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 year SNHPC assisted with the adoption of additional impact fees on new construction to collect revenue for capital projects for Chester Academy, the Library and Government Buildings. SNHPC also assisted with the updating and recalculation of the impact fees for the Police, Fire, Recreation and Highway departments. And most recently they assisted with updating the 2017-2024 Capital Improvements Plan (CIP) for the Town.

Ongoing and Current Planning Board Activities

The Planning Board updates the CIP and impact fees every fall, 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 for CIP projects. The Board is also currently working with SNHPC to qualify for a NH Municipal Technical Assistance Grant (MTAG) from Plan NH and NH Housing. The MTAG will be used to continue to amend zoning regulations to improve housing options for the changing needs of Chester's citizens. This parallels the Board's goal for creating a more "age-friendly community."

Fiscal Year-to-Date Planning Board Activity:

Subdivisions

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

• Old Sandown Road & Rte. 121 - Babin	4 Lots
• Town Farm Road - Dion	3 Lots
• Wason Road – JEMCO I	4 Lots
• Wason Road & Rte. 102 – JEMCO II	<u>4 Lots</u>
Total:	15 Lots

Locations and remaining number of unbuilt lots / units in approved (unless marked pending,) residential multi-lot subdivisions that are active: **13**

- Candia Road – Villages at Chester – Phase II * 12 Units

• Candia Road – Villages at Chester – Phase III * (pending)	10 Units
• Derry Road – South Woods Condominiums	27 (Duplex) Units
• Haverhill Road – Buxton Estates *	6 Lots
• Haverhill Road – Jenkins Farm	10 Lots
• Old Sandown Road & Rte. 121 – Babin *	4 Lots
• Raymond/Ledge Roads – Cedar View Estates *	18 Lots
• Reed Road – Isaac Foss Road *	2 Lots
• Sandown Road / Rte. 121-A – Wilcomb’s Way *	4 Lots
• Town Farm Road – Dion *	2 Lots
• Wason Road – JEMCO I *	4 Lots
• Wason Road & Rte. 102 – JEMCO II *	4 Lots
• Woodbury Lane – Mill Pine Village	17 Units
	<u>Total: 120 Lots/Units</u>

* Subdivisions subject to Impact Fees or Off-Site Improvement Fees.

Other Board activities:

• Site Plan Reviews (Non-Residential)	2
• Home Businesses	3

Planning Board Revenues, Supervised Accounts, Assets & Sureties

Gross receipts from applications as of 3/23/17	\$ 6,510
Balance of Off-Site Improvement funds as of 3/23/17	\$ 44,592
Balance of Impact Fee accounts as of 3/23/17	\$ 47,874
Subdivision / Road Performance Bonds as of 3/23/17	<u>\$1,053,860</u>
	Total: \$1,152,836

Proposed Zoning Amendments

Are you in favor of the adoption of **Amendment # 1** as proposed by the Planning Board to the Town’s Zoning Ordinance as follows?

Amend: Article 4 by adding Section 4.15 – Fences.

Purpose: To define and regulate fences to prevent line-of- sight impediments adversely affecting pedestrian/traffic safety and snow plowing; to protect abutters from “spite” fences; and, to prohibit the use of razor wire in all zoning districts.

Are you in favor of the adoption of **Amendment # 2** as proposed by the Planning Board to the Town’s Zoning Ordinance as follows?

Repeal: Article 6, Section 6.9.4, the 10% unit count bonus incentive for providing public access to open space in Open Space subdivisions.

Adopt: Article 6, Section 6.8.4.6 to preserve existing trails in Open Space subdivisions for public access.

Purpose: To repeal the 10% unit-density bonus incentive for public access in Open Space subdivisions and to add a provision to preserve pre-existing trails in Open Space subdivisions when possible.

Are you in favor of the adoption of **Amendment # 3** as proposed by the Planning Board to the Town's Zoning Ordinance as follows?

Repeal: Article 10, Section 10.2.2.2 a public notice posting period for building permit applications.

Amend: Article 10, Sections 10.2.2.3, 10.4 and 10.5 establishing time periods for reviewing and approving or denying residential and commercial building permit applications and commencing and completing construction.

Purpose: To delete a public posting period for building applications and to make the review and approval periods in this ordinance compliant with NH RSA 676:13, III and the New Hampshire Building Code and the 2009 International Residential Code R105.5.

Are you in favor of the adoption of **Amendment # 4** as proposed by the Planning Board to the Town's Zoning Ordinance as follows?

Amend: Sections 14.1, 14.5, 14.9 and 14.12 of Article 14 – Fair Share Contribution.

Purpose: To ensure all new construction is subject to Fair Share Contributions (impact fees). The proposed amendments also include a provision for the waiver of School impact fees for qualified elderly housing units; clarifies when impact fees are determined and assessed; and, clarifies who is entitled to reimbursement of unused impact fees.

The Planning Board would like the voters to note that proposed zoning changes cannot be applied retroactively to pre-existing conditions. Copies of any of these amendments are available in the Planning Board Office and Town Clerk'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 from 8:00 AM thru 4:00 PM, excluding lunch hours.

The Town of Chester Zoning Ordinance and Subdivision and Site Plan Regulations can be viewed and downloaded from the Planning Board's webpage on the Town of Chester's website [chesternh.org.] Copies of the following documents may also be viewed and downloaded from this page: public hearing notices, meeting agendas, meeting minutes, subdivision plans, capital improvement plan (CIP,) impact fee reports, proposed and recently adopted zoning amendments and other documents.

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
Aaron Hume, Alternate
Richard S. Trask, Ex-Officio

Staff

Andrew L. Hadik, Planning Coordinator