

Planning Board Report

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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 updating the 2018-2025 Capital Improvements Plan (CIP) for the Town.

Ongoing and Current Planning Board Activities

The Planning Board updates the CIP annually every fall, 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. In addition to the annual CIP update, next fall the Board expects to be updating the Town's seven impact fees.

The Board has also just been notified by SNHPC that Chester is one of three towns selected for a Phase II assessment of the Becoming Age-Friendly Pilot Program sponsored by the Tufts Health Plan Foundation and AARP New Hampshire. The three towns chosen were selected based on their unique urban (Goffstown), suburban (Bedford) and rural (Chester) characteristics, and the degree of expected community participation. Please check our website for additional information. Help us make Chester more friendly and inclusive for people of all ages!

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

- Crowley Road (Candia) – DAR Builders (under review) 63 Lots
- Fremont Road - Brown 1 Lot
- Harantis Lake Road – Hazelton 1 Lot
- Lane Road - Cannata 1 Lot
- Route 121-A – Pipit Estates (under review) 8 Lots

Total: 74 Lots

Locations and remaining number of unbuilt lots / units in recently approved (unless marked pending,) residential multi-lot subdivisions that are active: **9**

• Derry Road – South Woods Condominiums	26 (Duplex) Units
• Haverhill Road – Buxton Estates	1 Lots
• Haverhill Road – Jenkins Farm	14 Lots
• Old Sandown Road & Rte. 121 – Babin	2 Lots
• Raymond/Ledge Roads – Cedar View Estates	18 Lots
• Sandown Road / Rte. 121-A – Wilcomb’s Way	4 Lots
• Wason Road – JEMCO I	4 Lots
• Wason Road & Rte. 102 – JEMCO II	4 Lots
• Woodbury Lane – Mill Pine Village	9 Units
	<u>Total: 82 Lots/Units</u>

(Please note all these subdivisions are subject to Impact Fees.)

Other Board Activities:

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

Planning Board Revenues, Supervised Accounts, Assets & Sureties

Gross receipts from applications etc. as of 4/2/18	\$ 3,412
Balance of Off-Site Improvement funds as of 4/2/18	\$ 31,870
Balance of Impact Fee accounts as of 4/2/18	\$ 184,064
Subdivision / Road Performance Cash Accounts as of 4/2/18	\$ 261,713
Subdivision / Road Performance Bonds as of 4/2/18	<u>\$1,252,630</u>
Total:	\$1,733,689

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 2 – Definitions by amending the definition of Duplex and adding a definition for Recreation Vehicle.

Purpose: To update the definition of a “Duplex,” and add a modern definition for “Recreation Vehicle” formerly known as “Travel Trailers.”

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

Adopt: Article 4.3 - Sanitary Protection Requirements, Section 4.3.4.6 – Setback from Lot Lines.

Purpose: To clarify that septic systems are considered structures and therefore prohibited within the front, side & rear lot line setbacks.

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

Amend: Article 4.4- Signs, Section 4.2.2.1 - Zone R-1 (Residential).

Adopt: 4.4.2.2 – Zone R-1 (Agricultural) and 4.4.4.8.3.c - Allowed Temporary Signs re: seasonal agricultural commodities.

Purpose: To amend Article 4.4 - Signs to better support the Granite State Farm to Plate Food Policy and Principles, as defined in RSA 425:2-a, by increasing the allowable signage for farming and agriculture as defined in NH RSA 21:34-a and to permit signs in Zone R-1 to be within 5 feet of the public right of way.

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: Article 4.6 - Manufactured Housing and Travel Trailers.

Purpose: To remove the term “Manufactured Housing” from the title and text of this article and to replace the term “Travel Trailers” with “Recreation Vehicles.”

Are you in favor of the adoption of **Amendment # 5** as proposed by the Planning Board to the Town's Zoning Ordinance as follows?

Amend: Article 5.5.2 and 5.5.3 - Limited Commercial/Light Industrial Zone (C2).

Purpose: To amend and clarify permitted and prohibited uses in the Commercial/Light Industrial Zone (C2). No new uses are being proposed except for Auto Body Repair.

Are you in favor of the adoption of **Amendment # 6** as proposed by the Planning Board to the Town's Zoning Ordinance as follows?

Amend: Article 9 - Accessory Dwelling Units.

Purpose: To remove unnecessary language under Parking, add language under Sewage Disposal to clarify when a new septic system is required; add section requiring a notice of limitations on occupancy to be recorded in Registry of Deeds; amend Residency to include ownership by entities such as trusts; add provision prohibiting the separate conveyances of principle and accessory

dwelling units; and, to prohibit accessory dwelling units with multi-family dwellings and manufactured housing.

The Planning Board would like you to note that proposed zoning changes cannot be applied retroactively to pre-existing conditions or situations. 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 [<http://www.chesternh.org/boards-committees/planning-board>] 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
Richard Snyder
Michael A. Weider
Aaron Hume, Alternate
Jacob Weider, Alternate
Cass P. Buckley, Ex-Officio

Staff

Andrew L. Hadik, Planning Coordinator