

Planning Board Report

Contact: Andrew L. Hadik, Planning Coordinator
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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. SNHPC recently provided growth data for the surrounding towns as part of the annual update of the 2020-2027 Capital Improvements Plan (CIP). This coming year they will assist with the procurement of a grant from NHDES to update the Town's Drinking Water Source Protection Plan.

Ongoing and Current Planning Board Activities

Last year the Planning Board updated the Subdivision, Site Plan Review, and Driveway Regulations. The Board also updates the CIP every fall. The CIP is intended to be a planning tool to assist the Board of Selectmen, Budget Committee and Town Departments in preparing the annual budgets and warrant articles for the CIP projects. This year, in addition to the annual CIP update, the Board also expects to update the Town's seven impact fees.

Fiscal Year-to-Date Planning Board Activity:

Subdivisions

Locations & number of unbuilt lots / units in newly approved and / or current residential subdivision applications: 1 subdivision

- Pulpit Rock Road – MacLean 1 Lot
- Total: 1 Lot

Locations and remaining number of unbuilt lots / units in recently approved (unless marked pending), residential multi-lot subdivisions that are active: 7

- Derry Road – South Woods Condominiums 20 (Duplex) Units
- Haverhill Road – Jenkins Farm 5 Lots
- Raven Drive – Towle 2 Lots
- Raymond/Ledge Roads – Cedar View Estates 13 Lots
- Wason Road – JEMCO I 4 Lots
- Wason Road & Rte. 102 – JEMCO II 4 Lots
- Woodbury Lane – Mill Pine Village 2 Units
- Total: 50 Lots/Units

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

Other Board Activities:

• Site Plan Reviews (Non-Residential)	1
• Site Plan Reviews (Non-Residential) – Pending Shortly	2
• Conditional Use Permits (Non-Residential)	3
• Home Business Permits	1

Planning Board Revenues, Supervised Accounts, Assets & Sureties

Gross receipts from applications etc. as of 1/15/20	\$ 2,410
Balance of Off-Site Improvement funds as of 1/6/20	\$ 9,806
Balance of Impact Fee accounts as of 1/6/20	\$ 261,436
Subdivision / Road Performance Cash Accounts as of 1/6/20	\$ 389,145
Subdivision / Road Performance Bonds as of 1/15/20	\$ 550,475
Subdivision / Road Performance Bonds – Pending Shortly	\$ 763,200
Total:	\$1,976,472

Proposed Zoning Amendments

(Please note the complete documents for these amendments are available online on the Town / Planning Board website, and at the offices of the Town Clerk and Planning Board.)

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

Amend: Article 4.5.2 - Parking Lot Requirements – by amending Subsections 4.5.2.2 and 4.5.2.5.

Purpose: To change the word “handicapped” to “accessible”, and to update the ordinance’s reference to the federal and state regulations governing Accessible Parking.

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

Amend: Article 4.9.2 - Home Business – by adding Subsection 4.9.2.8.

Purpose: To allow for optional Site Plan Review for some Home Business permit applications where there is a higher degree of concern about environmental or other types of impacts to abutters.

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

Amend: Article 5.3.5 – Dimensional and Area Requirements.

Purpose: To add a simple cross-reference directing engineers and other professionals reading Article 5.3.5 - Dimensional and Area Requirements to Subsection 5.7.5.2 - Lot Size Determinations (which already exists).

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

Amend: Article 5.7.2 – Definitions.

Purpose: To add a definition for “Basal Area,” and amend the definition of No Clearing Buffer Zone.

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

Amend: Article 6 - Open Space Subdivision.

Purpose: To eliminate the unit-density incentive bonus for age-restricted housing, and increase the unit-density incentive bonus for workforce housing, in order to help the Town accomplish its fair-share obligation to address the State's critical shortage of workforce housing. This amendment is expected to also indirectly benefit people of all ages, including seniors who wish to downsize. Workforce housing should not be confused with “low-income” income housing. For example, to qualify for workforce housing, the 100% median area income limit is \$102,100 for a family of four.

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

Amend: Article 11.2.2.3 – Public Hearing and Notice.

Purpose: To amend Subsection 11.2.2.3 to extend the time period allowed for scheduling an administrative appeal hearing from 30 to 45 days, in order to comply with the recent statutory change to NH 676:7,II.

Are you in favor of the adoption of **Amendment # 7** to the Town's Zoning Ordinance as proposed by the Planning Board?

Amend: Article 11.5 – Expiration of Special Exception and Variance.

Purpose: To provide for the expiration of unexercised special exceptions and variances approved prior to August 19, 2013 as authorized by RSA 674:33, I-a(b) and RSA 674:33, IV(c). This amendment, which is enabled by state statutes, will only take effect in 2023, which is three years after being passed. By then the “youngest” of these unused (“zombie”) special exceptions and variances will have existed for at least a decade.

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 main meeting room at the Chester Municipal Office Building starting at 7:00 P.M. The meetings are aired live on Comcast’s Channel 20, or can be streamed anytime from Chester PACT’s website.

The Planning Board Office is located at 84 Chester Street, Room 5, in the Municipal Office Building. The Planning Board Office hours are Monday through Friday 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
Elizabeth B. Richter
Richard Snyder
Michael A. Weider
Aaron Hume, Alternate
Dana Theokas, Alternate
Charles F. Myette, Ex-Officio/ Selectman

Staff

Andrew L. Hadik, Planning Coordinator