

Planning Board Report

Contact: Andrew L. Hadik, Town Planner
 Phone: (603) 887-3636 Ext. 105 or Option 4
 E-mail: Planning@ChesterNH.org

Board Meetings
 Wednesdays at 7:00 PM
 in Main Meeting Room
 at 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 2023-2030 Capital Improvements Plan (CIP). This coming year SNHPC will assist with updating the Town's Source Water Protection Plan and start preparing to update the Town's Master Plan.

Ongoing and Current Planning Board Activities

Over the past year the Planning Board again updated the Capital Improvements Plan (CIP) and portions of the Zoning Ordinance. The CIP is the main planning tool for assisting the Board of Selectmen, Budget Committee and Town Departments in preparing the annual budgets and warrant articles for the Town's CIP projects. This year, in addition to the annual CIP update, the Board also expects to update the Source Water Protection Plan, the Subdivision and Driveway regulations, and possibly the Site Plan Review and Excavation regulations.

Fiscal Year-to-Date Planning Board Activity

Subdivisions

Locations and remaining number of unbuilt lots / units in approved, residential multi-lot subdivisions:

- | | |
|--|-----------------|
| • Candia Road – Jigsaw Builder | 3 lots |
| • Crowley Woods – DAR Builders (conditional) | 60 lots |
| • Derry Road – South Woods Condominiums | 20 duplex units |
| • Haverhill Road – Lifestyle Homes | 11 lots |
| • Pipit Estates – Pipit Estates Realty Trust | <u>8 units</u> |

Total: 94 lots/units

(All of these subdivisions are subject to Impact Improvement Fees.)

Locations & number of unbuilt lots / units in pending, residential multi-lot subdivision applications:

- | | |
|------------------------------------|-------------------|
| • Haverhill Road – DJ Construction | 8 units |
| • Raymond Road - DJ Construction | <u>8-10 units</u> |

Total: 16-18 lots/units

(All of these subdivisions are subject to Impact Improvement Fees.)

Other Board Activities

• Subdivision Approvals	2
• Subdivision Approval Extensions	2
• Home Business Approvals	1
• Site Plan Reviews (Commercial)	1
• Lot-Line Adjustments	1
• Subdivision Site Plan Reviews (pending shortly)	2
• Site Plan Reviews (Residential – pending shortly)	0
• Site Plan Reviews (Non-Residential - pending shortly)	0

Planning Board Supervised Revenues, Accounts, Assets & Sureties

Gross receipts from applications etc. as of 1/1/23	\$ 7,547
Balance of Off-Site Improvement funds as of 1/1/23	\$ 6,066
Balance of Impact Fee accounts as of 1/6/23	\$ 202,859
Subdivision / Road Performance Cash Accounts as of 1/1/23	\$ 62,652
Subdivision / Road Performance Bonds as of 1/1/23	\$ 694,100
Subdivision / Road Performance Bonds (pending shortly)	~\$ 500,000
Total:	\$1,473,224

Proposed Zoning Amendments

(Please note the complete documents for these amendments are available online on the Town / Planning Board website under the tab “2023 Proposed Zoning & Building Code Amendments”, 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: Section 5.3.5 – Dimensional and Area Requirements – by adding 5.3.5.3 - Frontage, and amend Table 1 - Table of Dimensional and Area Requirements by adding “See Note 4” under the column heading “Minimum Frontage”, and adding “(Note 4).”

Purpose: This amendment does not create a new requirement but is intended to make it easier to identify the zoning ordinance’s collective requirement of minimum lot frontages along Town approved roads.

Background Information: Currently, Section 5.3.5 of the Town’s zoning ordinance references Table 1 - Table of Dimensional and Area Requirements which includes minimum lot frontages. Elsewhere in the zoning ordinance Section 2.30 defines lot frontage as “The distance along a lot line dividing a lot from a Town approved road.”

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

Amend: To amend Section 5.7.5.4 - Building Setbacks to replace the word "building" with "structure".

Purpose: To make the wording of this section consistent with a prior zoning amendment to Zoning Table 2 - Table of Setbacks and No Clearing Buffer Zones which was approved back in 2019.

Are you in favor of the adoption of **Amendment # 1** to the Town's Building Code as proposed by the Planning Board?

Amend: Section 3.1.1.1 – Sprinkler Systems of the Building Code to remove the words "all" and "and mobile homes" and add the words "not situated in a manufactured housing park as defined in RSA 205-A:1.

Purpose: To bring this section of the code into conformance with RSA 674:51, V.

Background Information: In 1987 the Town adopted the requirement for automatic fire suppression sprinkler systems in new housing, and the requirement was amended in 2003. The requirement does not apply to conventional single-family homes on standard lots. Since then, the NH Legislature amended RSA 674:51, V several times to prohibit the enactment of new laws requiring these systems in new housing, and also the enforcement of preexisting codes requiring these systems "in any manufactured housing unit as defined in RSA 674:31 situated in a manufactured housing park as defined in RSA 205-A:1, II." This amendment brings this section of the code into conformance with recent amendments to RSA 674:51, V.

The Board welcomes any questions and input regarding the Town's Zoning Ordinance and Regulations, subdivisions, site plan reviews and other Board activities.

The Board generally 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 "On Demand" service available on 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's 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 A. Snyder
Michael A. Weider
Dana Theokas, Alternate
Charles F. Myette, Ex-Officio/ Selectman

Staff

Andrew L. Hadik, Town Planner