

Planning Board Report

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

Current and Ongoing Planning Board Activities

Over the past year the Planning Board again updated the Capital Improvements Plan (CIP), and portions of the Zoning Ordinance, and Subdivision and Site Plan Review regulations. 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 plans to continue to update the Zoning ordinance, Subdivision and Site Plan Review regulations, and possibly the Driveway regulations.

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 coming year SNHPC will assist with updating the Town's Master Plan.

Fiscal Year-to-Date Planning Board Activity

Subdivisions

Locations and remaining number of unbuilt lots / units in approved residential subdivisions:

• Chester Turnpike – 192 Chester, LLC	1 lot
• Rte. 121 / Colby Farm Road – Lifestyle Homes	8 lots
• Crowley Road / Crowley Woods – DAR Builders	60 lots
• Rte. 102 / Derry Road – South Woods Condominiums	16 duplex units
• Rte. 121-A / Colby Farm Road – Lifestyle Homes	8 lots
• Pipit Estates – Pipit Estates Realty Trust	7 units
• Rte. 102 / Raymond Road – DJ Construction	<u>9 units</u>

Total: 109 lots/units

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

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

- Currently there are no pending subdivision applications.

Board Reviews and Approvals

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

Planning Board Supervised Revenues, Accounts, Assets & Sureties

Gross receipts from applications etc. as of 4/10/24	\$ 1,445
Balance of Off-Site Improvement funds as of 4/1/24	\$ 3,685
Balance of Impact Fee accounts as of 4/1/24	\$ 339,508
Subdivision / Road Performance Cash Accounts as of 4/10/24	\$ 0
Subdivision / Road Performance Bonds as of 4/10/24	\$ 293,700
Subdivision / Road Performance Bonds (pending shortly)	\$ 0
Total:	\$ 628,338

Proposed Zoning Amendments

(Please note the complete documents for these amendments are available online on the Town / Planning Board website under the tab “2024 Proposed Zoning Amendments”, and at the offices of the Town Clerk and Planning Board.)

Article #2 - Are you in favor of the adoption of **Amendment # 1** to the Town’s Zoning Ordinance as proposed by the Planning Board?

Amend: Article 2 – Definitions – General Store, Frontage, and Recreation Vehicle

Purpose: To amend Article 2 – Definitions, to add a definition for “General Store”, and amend the definitions of “Frontage” and “Recreation Vehicle”.

Background Information: The term “general store” is cited as allowed under Special Exception Uses; however, there is no definition of “general store”.

Article #3 - Are you in favor of the adoption of **Amendment # 2** to the Town’s Zoning Ordinance as proposed by the Planning Board?

Amend: Article 4.4 – Signs

Purpose: To amend Article 4.4 –Signs, to allow new subdivisions the options to erect one 15 sq. ft permanent sign; and one 32 sq. ft. temporary “sales” sign during construction.

Background Information: These two amendments restate provisions that previously existed in the ordinance but were accidentally omitted during the redrafting after the U.S. Supreme Court’s 2015 First Amendment ruling on sign regulations.

Article #4 - Are you in favor of the adoption of **Amendment # 3** to the Town’s Zoning Ordinance as proposed by the Planning Board?

Amend: Article 4.6 – Recreation Vehicles

Purpose: To amend Section 4.6 – Recreation Vehicles, to address multiple situations.

Article #5 - Are you in favor of the adoption of **Amendment # 4** to the Town’s Zoning Ordinance as proposed by the Planning Board?

Amend: Article 5.3.5.3 - Frontage

Purpose: To amend Article 5.3.5.3 – Frontage, to add explanatory language to address different development circumstances encountered by the Town’s Planning and Zoning Boards.

Article #6 - Are you in favor of the adoption of **Amendment # 5** to the Town’s Zoning Ordinance as proposed by the Planning Board?

Amend: Article 7B – Fair Market Rental Housing (FMR) Subdivision

Purpose: To add Article 7B - Fair Market Rental Housing Subdivision, and update zoning Tables 1 and 2 to reflect the addition of this article. FMR open space subdivisions are intended to allow a limited number of small and affordable rental homes with rents permanently restricted to the annually updated HUD Fair Market Rental Rates for one- and two-bedroom dwellings. This article is also intended to provide Chester with an additional option to meet its fair share of workforce housing required under RSA 674:58-61.

Article #7 - Are you in favor of the adoption of **Amendment # 6** to the Town’s Zoning Ordinance as proposed by the Planning Board?

Amend: Article 9.2 - Approval Process for Accessory Dwelling Units (ADUs)

Purpose: To simplify and reduce the expense of the approval process for ADUs by no longer requiring Special Exception approvals by the Zoning Board of Adjustment.

Article #8 - Are you in favor of the adoption of **Amendment # 7** to the Town's Zoning Ordinance as proposed by the Planning Board?

Amend: Table 1 - Table of Dimensional and Area Requirements

Purpose: To add impervious surface limitations for the internal lots in Article 6 and 7A open space subdivisions, and to add the dimensional requirements for Article 7B subdivisions.

The Board welcomes any questions and input regarding the Town's Zoning Ordinance and Regulations, subdivision and 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 PM. The meetings are aired live on Comcast's Channel 6 or can be streamed anytime from Chester PACT's "On Demand" service available on the Chester PACT 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 through 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

Staff

Brian L. Sullivan, Chairman
Evan B. Sederquest, Vice Chairman
Elizabeth B. Richter
Richard A. Snyder
Michael A. Weider
Eric W. Swanson, Alternate
Charles F. Myette, Ex-Officio / Selectboard Chair

Andrew L. Hadik, Town Planner