



## Southern New Hampshire Planning Commission

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October 11, 2017

Mr. Brian Sullivan  
Chairman  
Town of Chester Planning Board  
84 Chester Street  
Chester, NH 03036

Mr. Tom Giffen  
Chairman  
Town of Candia Planning Board  
74 High Street  
Candia, NH 03034

**Re: Comments on “Tanglewood” (Crowley Woods) Subdivision Traffic Impact and Site Access Study**

Dear Mr. Sullivan and Mr. Giffen:

Per the Chester Planning Board’s determination of regional impact on June 7, 2017 and the Candia Planning Board’s determination of regional impact on June 21, 2017, the SNHPC has reviewed the Traffic Impact and Site Access Study (TIAS) for the “Tanglewood” (Crowley Woods) Subdivision prepared by the Stephen G. Pernaw Company dated September 2017.

The SNHPC offers the following comments. Please consider this correspondence to be preliminary, as our staff recognizes that more detailed information may yet be provided.

Regarding the TIAS in General:

We find that the TIAS for the “Tanglewood” (Crowley Woods) Subdivision has been developed in accordance with generally accepted traffic engineering practice.

Regarding the Scoping Process for the TIAS:

We recommend that a section be added at the beginning of the TIAS explaining the process to develop the scope of work for the study. This section should include a discussion about any consultative feedback received from the Town of Chester, Town of Candia, and NHDOT District 5 in the development of the scope of work and underlying assumptions used in the TIAS.

Regarding the Consideration of Other Approved and Pending Development:

The TIAS does not address whether there is approved or pending development that could affect the “Tanglewood” (Crowley Woods) study area. We recommend that a section be added to the TIAS that explicitly addresses approved and pending development, including but not limited to the proposed “Meadows” project of 172 townhouses located on Chester Road in the Town of Raymond. Town staff in both Candia and Chester should be consulted to ensure comprehensive consideration of approved and pending development. If the “Meadows” development (or any other applicable development) is found not to impact the “Tanglewood” (Crowley Woods) study area, that conclusion should be explicitly detailed in the TIAS.

Regarding Intersections Included in the Scope of the TIAS:

In our correspondence dated July 12, 2017, we recommended that a total of seven intersections be included in the scope of the study. The TIAS as presented includes five of those seven recommended intersections. The TIS does not include the intersection of NH Route 43/Main Street or the intersection of NH Route 101/NH Route 43/Old Manchester Road in Candia. We reiterate our comments from July 12, 2017 that these two intersections should be included in the scope of the study. It is important to quantify the impacts of this development on these intersections as the NH Route 101 corridor will provide access to the Crowley Woods site.

Regarding the Trip Distribution Methodology Presented in the TIAS:

The Trip Distribution Analysis provided in Appendix G of the report appears to rely on antiquated work destination data from the 2000 U.S. Census as a basis for estimating trip distribution to/from the site.

In their “On The Map” online application (<https://onthemap.ces.census.gov/>), the U.S. Census Bureau provides more current data on work destinations, and this data is available at the town level. Based on 2015 work destination data from the U.S. Census “On The Map” application, approximately 4.5% of workers who live in the Town of Chester have their primary job in the Town of Chester.

**Town of Chester, New Hampshire (2015)**  
**Where Workers are Employed - Primary Jobs (Jobs Counts by County Subdivisions)**

	Count	Share
All County Subdivisions	2,651	100.0%
Manchester city (Hillsborough, NH)	297	11.2%
Derry town (Rockingham, NH)	177	6.7%
Salem town (Rockingham, NH)	127	4.8%
Nashua city (Hillsborough, NH)	126	4.8%
Chester town (Rockingham, NH)	118	4.5%
Londonderry town (Rockingham, NH)	114	4.3%
Portsmouth city (Rockingham, NH)	91	3.4%
Boston city (Suffolk, MA)	88	3.3%
Andover town (Essex, MA)	77	2.9%
Concord city (Merrimack, NH)	75	2.8%
All Other Locations	1,361	51.3%

The Trip Distribution Analysis provided in the TIAS is based on a much higher percentage of workers who live in the Town of Chester having their primary job in the Town of Chester. As such, the trip distribution assumed in the TIAS may be systematically overestimating trips via Lane Road (south) and Candia Road (south) while underestimating trips to/from NH Route 101 via Main Street (west).

Regarding the TIAS Findings and Recommendations:

- The Automatic Traffic Recorder (ATR) data collected by the Stephen G. Pernaw Company on Crowley Road in July 2017 is consistent with ATR data collected by the SNHPC on Crowley Road in June 2017.
- In our correspondence dated July 12, 2017, we expressed concerns about sight distance at the Crowley Road/Chester Road, Crowley Road/Lane Road, and Chester Road/Main Street intersections. In that correspondence, we recommended that “as part of the Traffic Impact Study, these conditions be verified and options be presented for sight distance improvements” at this intersections. While the TIAS addresses sight distance at the two proposed site intersections, there appears to be no consideration or discussion of sight distance concerns at any other intersections (including those cited above) in the TIAS.
- The TIAS confirms the concerns expressed in our July 12, 2017 letter related to the existing geometry of Crowley Road. We reiterate that this geometry presents significant challenges for emergency vehicle and school bus access. We recommend that Crowley Road be upgraded to a paved travel width of 20 feet as part of a mitigation package for the “Tanglewood” (Crowley Woods) development.

These comments are subject to change if additional information is provided.

Sincerely,

SOUTHERN NEW HAMPSHIRE  
PLANNING COMMISSION



Sylvia von Aulock  
Executive Director

cc: Deborah Munson, SNHPC Representative (Chester)  
Andrew Hadik, Chester Planning Coordinator and SNHPC Representative  
Albert Hall, III, Candia Planning Board Vice-Chair and SNHPC Representative  
Richard Snow, SNHPC Representative (Candia)  
Candia Conservation Commission  
Chester Conservation Commission