

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
Or virtually via Zoom

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 2022-2029 Capital Improvements Plan (CIP). This coming year SNHPC will assist with finalizing the updating of the Town's seven impact fees. SNHPC will also be assisting with updating the Town's Source Water Protection Plan for which a **\$16,023 grant** was applied for and received from NH DES.

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 Town's seven impact fees, the Source Water Protection Plan, the Subdivision and Driveway regulations, and possibly the Site Plan Review and Excavation regulations.

The Planning Board also authorized the Town Planner to apply, via Regional Economic Development Center of Southern New Hampshire (REDC), for a **\$1,010,000 grant** to upgrade Halls Village Road. The application was approved by REDC and added to the Comprehensive Economic Development Strategy (CEDS) Project Priority List for funding by the U.S. Department of Commerce, Economic Development Administration (EDA). Being added to the priority list was a big achievement, however, the funding is still awaiting approval by the EDA.

Fiscal Year-to-Date Planning Board Activity

Subdivisions

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

- | | |
|--|-----------------|
| • Crowley Woods – DAR Builders (conditional) | 60 lots |
| • Derry Road – South Woods Condominiums | 20 duplex units |
| • Pipit Estates – Pipit Estates Realty Trust | 8 units |
| • Pulpit Rock Road - private | 1 lot |
| • Hemlock Lane – Cedar View Estates | 2 lots |
| • Derry & East Derry Roads - Scott | 5 lots |

- Wason Road & Rte. 102 – JEMCO I 1 lot
Total: 97 lots/units
(All of these subdivisions are subject to Impact Improvement Fees.)

Locations & number of unbuilt lots / units in pending residential subdivision applications:

- Candia Road – Jigsaw Builders 3 lots
- Haverhill Road – Lifestyle Homes 11 lots
- Haverhill Road – DJ Construction 8 units
- Raymond Road - DJ Construction 8-10 units
- Raymond Road – private 1 lot
Total: 31-33 lots/units
(All of these subdivisions are subject to Impact Improvement Fees.)

Other Board Activities

- Subdivision Approvals 1
- Subdivision Approval Extensions 1
- Site Plan Reviews (Residential) 1
- Lot-Line Adjustments 1
- Subdivision Site Plan Reviews (pending shortly) 6
- Site Plan Reviews (Residential – pending shortly) 1
- Site Plan Reviews (Non-Residential - pending shortly) 1

Planning Board Supervised Revenues, Accounts, Assets & Sureties

Gross receipts from applications etc. as of 1/1/22	\$ 2,940
Balance of Off-Site Improvement funds as of 1/1/22	\$ 6,020
Balance of Impact Fee accounts as of 1/1/22	\$ 258,320
Subdivision / Road Performance Cash Accounts as of 1/1/22	\$ 391,067
Subdivision / Road Performance Bonds as of 1/1/22	\$1,078,600
Subdivision / Road Performance Bonds (pending shortly)	~\$ 750,000
Total:	\$2,486,947

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 2 – Definitions – by adding a definition of “Impervious Surfaces”.

Purpose: To add a clarifying definition of “Impervious Surfaces” as referenced in Table 1.

For exact details, please go the Planning Board website at: <https://www.chesternh.org/planning-department/files/2xx-impervious-surfaces>

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

Amend: Article 2 – Definitions – various sign types.

Purpose: To update the definitions of various sign types for clarification and easier understanding.

For exact details, please go the Planning Board website at: <https://www.chesternh.org/planning-department/files/2xx-sign-definitions>

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

Amend: Article 5.3.3.12 h) – Bed & Breakfasts.

Purpose: To add a prohibition against the conversion of detached structures into Bed & Breakfasts.

For exact details, please go the Planning Board website at: <https://www.chesternh.org/planning-department/files/53312-h-bed-breakfasts>

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

Amend: Article 5.7.8 – Buffers & Setbacks.

Purpose: To mitigate excessive impacts to wetlands and their buffers/setbacks by driveway crossings.

For exact details, please go the Planning Board website at: <https://www.chesternh.org/planning-department/files/0-578-buffers-setbacks>

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

Amend: Article 11.1.2 – (Zoning Board of Adjustment) Organization.

Purpose: To increase the number of appointed Alternate Members on the Zoning Board of Adjustment from three (3) to five (5) Alternate Members.

For exact details, please go the Planning Board website at: <https://www.chesternh.org/planning-department/files/112-zba-organization-alternates>

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

Amend: Article 2 – by amending the definition of Educational Institutions.

Purpose: To amend the definition of educational institutions, and differentiate between public and business educational facilities.

For exact details, please go the Planning Board website at: <https://www.chesternh.org/planning-department/files/0-2xx-educational-institutions-v2>

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
Aaron D. Hume, Alternate
Charles F. Myette, Ex-Officio/ Selectman

Staff

Andrew L. Hadik, Town Planner