

7-27-22: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester
Planning Board Meeting
Wednesday, July 27, 2022
Approved Minutes**

(The meetings are broadcast live on Channel 20, and available on the Town's cable TV streaming service - go to <http://www.vod.chesterctv.com> and click "Watch Now".

Members & Staff Present:

Evan Sederquest, Vice Chairman
Richard Snyder, Member
Mike Weider, Member
Elizabeth Richter, Member
Selectman Chuck Myette, Liaison
Andrew Hadik, Town Planner

Members & Staff Absent:

Brian Sullivan, Chairman

Guests and Members of the Public Present:

Chester PACT

Meeting Agenda

7:00 PM – General Business

1. Review & approve the minutes for the 7/13/22 PB meeting.
2. Set date for public hearing to adopt updated impact fees.
3. FYI Carlin Road site visit with Jeff Adler scheduled for August 2nd at 9:00 am.

7:15 PM – Public Hearings

None scheduled

7:15 PM – Appointments

1. Mark Goodrich, Project Manager, DuBois & King re: Wason Road Drainage Analysis.
2. Nate Miller, Deputy Director of SNHPC to review draft of updated impact fees for:
 - Public Safety (Police & Fire)
 - School
 - Recreation

Non-Public Session - None scheduled

Meeting Minutes

Vice-Chairman Sederquest called the meeting to order at 7:00 PM.

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7:00 PM – GENERAL BUSINESS

1. Review & approve the minutes for the 7/13/22 PB meeting.

Mr. Weider moved to approve the minutes for the July 13, 2022 meeting as written. Mr. Snyder seconded the motion. A vote was taken. All were in favor except Ms. Richter and Selectman Myette, who abstained. The motion passed 3-0-2.

2. Set date for public hearing to adopt updated impact fees.

Mr. Weider moved to hold a public hearing to adopt the updated impact fees on August 24th, 2022. Mr. Snyder seconded the motion. A vote was taken. All were in favor. The motion passed 5-0-0.

3. FYI Carkin Road site visit with Jeff Adler scheduled for August 2nd at 9:00 am.

Mr. Hadik announced there will be a site visit at Carkin Road on August 2nd at 9:00 am to discuss drainage and grade issues.

4. Clarification of review and approval/denial process for development requests of lots on Class VI roads.

The Board discussed the review and approval/denial process for development requests of lots on Class VI roads. These requests should not start with Building Department denials that direct the applicants to apply for relief from the ZBA. There was much discussion.

Selectman Myette noted the Board of Selectmen should rely on the Planning Board to do a review and list whether there are any issues or significant considerations, so such a request should be brought to the Planning Board first.

The Planning Board cannot approve a project if it does not meet the criteria, which it cannot do, if the property is located on a Class VI road. Mr. Snyder said the criteria are confusing, as “cause” must be shown, a vague and undefined term used in the statute or case law. Selectman Myette said that the Board of Selectmen can deny a request, or they can approve under specific conditions, including approval as a lot with the understanding the road will be upgraded to a Class V road at the applicant’s expense; approval as a lot on a Class VI road that will not be upgraded; or recommend the request goes as a petitioned warrant article at annual Town meeting for the voters to approve or deny.

Mr. Hadik recommended that the process should always start with applying for a building permit from the Building Inspector. When the Building Inspector denies the request, the applicant should then be directed to go to the Planning Board. The Planning Board would review the request, and then refer the request to the Board of Selectmen with information and comments that would help them decide on how to proceed.

Mr. Hadik will work with counsel to draft a process to be reviewed by the Planning Board, the Building Inspector, the ZBA, and the Board of Selectmen.

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7:15 PM – Public Hearings

None scheduled

7:30 PM – Appointments

1. Mark Goodrich, Project Manager, DuBois & King re: Wason Road Drainage Analysis

Mr. Goodrich discussed the findings of DuBois & Kings detailed review of the original stormwater drainage analysis for the JEMCO development site on the west side of Wason Road. He noted they had replicated the analysis in both the pre and post construction conditions, and developed similar flow numbers. There appears to be some a minor decrease of peak flows for the larger storms. This appears to be due to their use of a newer release of the HydroCAD software which uses updated / more current rainfall curves. He said they noticed the original designer utilized a value of 5.38" for the 25-year storm rather than a value of 5.83" as identified in the NRCC tables. They ran analyses using both these numbers.

Mr. Goodrich relayed they have also developed an analysis of the Interim Conditions to reflect the current field conditions. Finally, they have developed a conceptual design to improve the situation. The improved condition reflects the discussions that were had at the site. They looked at capturing runoff from along Wason Road and directing it to two retention basins located along the Town's right of way (one prior to each culvert crossing). Using this design, they were able to reduce the overall peak flow site runoff for the 10, 25 and 50-year storms (*by 1.2%, 1.9%, and 2.8% respectively*). Silt migration should also be greatly reduced in compliance with New Hampshire stormwater DES standards, intended to reduce total suspended solids (TSS) .

Mr. Hadik has discussed this solution with Road Agent Oleson, who has agreed this concept is a viable solution. The two additional basins are out of the Town's right-of-way, so it does not impact the work of the Road Agent. The Board agreed this was a viable solution and that Mr. Hadik should move forward and contact the developer to see if they will agree to add these two treatment basins.

The solution for the silt runoff issue on the east side of Wason Road will be considered as a separate project, as there the landowner would have to agree to have a treatment structure built in the woods on his property.

Mr. Snyder moved to approve the design presented by Mr. Goodrich for improvements; for two additional retention basins to be constructed on the west side of Wason Road. Mr. Weider seconded the motion. A vote was taken. All were in favor. The motion passed 5-0-0.

2. Nate Miller, Deputy Director of SNHPC to review draft of updated impact fees for:

- Public Safety (Police & Fire)
- School
- Recreation

Mr. Miller reviewed the draft updated impact fees for Public Safety (Police and Fire), School, and Recreation, and the data sources and methodology used to calculate them. He stated the impact fees

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for a single-family house will total \$8,785, an increase of 26.5% from 2016 to 2022. However, he also noted that inflation during the same period is approximately 25%.

The next steps are to incorporate any final comments on the fees from the Planning Board, and then hold a public hearing to consider adoption of the updated impact fees. He reminded that the Board has the ability to adopt impact fees that are less than the proposed amounts. Any decrease, however, could have a reducing effect on planned capital expenditures and Town service standards.

Mr. Miller noted the third-party review work by Bruce Mayberry, and what a major learning experience this project has been. The Board thanked Mr. Miller for all his hard work updating the Town's impact fees.

Non-Public Meetings - None scheduled

Future Meeting Dates

- August 3 – Jeff Adler NP, McCartney HB, Rand SUB, Colby Farm SUB
- August 10 – Surette HB, Quintal-Bechtold LLA
- August 24 – PH Updated Impact Fees

Ms. Richter moved to adjourn the meeting. Mr. Snyder seconded the motion. A vote was taken. All were in favor. The motion passed 5-0-0.

The meeting was adjourned at 9:21 pm.

Respectfully submitted,
Beth Haggeli, Recording Secretary