

6-27-18 These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester
Planning Board Meeting
Wednesday, June 27, 2018
Municipal Complex
Approved Minutes**

Members Present

Brian Sullivan, Chairman
Evan Sederquest, Vice Chairman
Elizabeth Richter, Member
Richard Snyder, Member
Michael Weider, Member
Aaron Hume, Alternate Member
Jacob Weider, Alternate Member

Members Absent

Cass Buckley, Ex-Officio

Staff Present:

Andrew Hadik, Planning Coordinator

Others Present at Various Times:

Rob Brown, 501 Fremont Road
Eric Mitchell, DAR Builders LLC
Royal Richardson, 18 Town Farm Road, Chester School Board
Dana Theoakas, Chester Resident
Others unknown to this recording secretary.

Chairman Sullivan called the meeting to order at 7:06 pm. He noted that Mr. Hume will be the alternate for Mr. Buckley, and as such, will not be able to vote.

Ms. Theoakas attended the meeting. She sat at the meeting table as a prospective alternate member.

Meeting Agenda

General Business

- Review and sign invoices and time sheets.
- Review and approve minutes for June 13, 2018.
- Review and approve Road Agent's request for release of \$6,965.76 in Highway Quadrant B impact fees for CIP work on Red Squirrel Lane, Opossum Drive, and Muskrat Circle.

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- Discuss discussion with Road Agent to use StreetScan to better focus and improve cost-estimating for expenditures of CIP funding for road improvements and discuss contract extension of SNHPC's RSMS.
- Discuss SNHPC's recommendation to NH DOT to designate Route 102 as a Critical Urban Freight Corridor (CUFC) and result of vote at the SNHPC meeting.
- Discuss Planning Board representative/s to the new Chester CIP Committee.

7:10 PM – Appointments – None Scheduled

7:15 - Public Hearing

1. Continuation of the Public Hearing for the Crowley Woods, aka Tanglewood, subdivision application by the DAR Builders, LLC 305 Massabesic Street, Manchester, NH 03104, for a 60-lot subdivision of Map 11, Lots 30 and 30-7 off Crowley Road, Candia, NH.
2. Subdivision application by the Pipit Estates Realty Trust (Owner), 66 Gilcreast Road, Londonderry, NH, 03053, for an Open Space subdivision with eight single family units on Map 5 Lot 107-3, just off Route 121-A (Sandown Road) in Chester, NH.

Future Meeting Dates:

July 4, 2018 – Independence Day – no meeting!

July 11, 2018 – SPR Farr Auto Repair

August 8, 2018 – PH Eversource

Review and approve meeting minutes for June 13, 2018.

The Board reviewed the draft minutes from the June 13, 2018 meeting. (The date was incorrect and was changed from June 6, 2018 to June 13, 2018.)

Mr. Snyder made a motion to accept the June 13, 2018 as amended; Mr. Weider seconded the motion. Motion approved, 4-0-1, Ms. Richter abstained.

Review and approve Road Agent's request for release of \$6,965.76 in Highway Quadrant B impact fees for CIP work on Red Squirrel Lane, Opossum Drive, and Muskrat Circle.

Mr. Hadik and the Board discussed the request indicated by a letter, by the Chester Road Agent (not present), for the release of \$6,965.76 in Highway Quadrant B impact fees for CIP work on Red Squirrel Lane, Opossum Drive, and Muskrat Circle. Mr. Hadik noted that he has the invoices for the Board's review.

Mr. Snyder made a motion to release the highway impact fees off-site improvement fee of \$6,965.76 based on the June 22, 2018 request from Mike Oleson, Chester Road Agent; Mr. Sederquest seconded the motion. Motion approved, 4-0-1, Mr. Weider abstained.

FYI - Mr. Hadik informed the Board that the Fire Department's emergency egress driveway onto Route 102 was in the CIP scheduled only for a single year (next year), instead of being spread out over a couple years. He said he had just received an invoice for the advance surveying (required for a final budget amount), however, no money was approved for it in this year's CIP. He said will request the Fire Chief (not present) to request the invoice be paid from the Fire Department's impact fees.

Discuss discussion with Road Agent to use StreetScan to better focus and improve cost-estimating for expenditures of CIP funding for road improvements and discuss contract extension of SNHPC's RSMS.

Mr. Hadik reviewed the history of the Board's discussion's regarding using StreetScan to inspect and analyze the roads. He noted this was the original plan, for which the legislative body approved the expenditure of up to \$75K. Then the opportunity came along to have an RSMS done by SNHPC/NH DOT at a fraction of that amount.

A couple holdups in the completion of the RSMS have occurred since then, however, caused by NH DOT's software rewrites. So, the Road Agent, after discussion with the BOS, has obtained a quote of \$50,000 from StreetScan to analyze Chester roads. Mr. Hadik noted he and the Road Agent have discussed this extensively.

Mr. Hadik then notified the Board of SNHPC's request to extend the RSMS contract until August. He recommended completing the RSMS because the data has already been collected. The Board agreed to follow through with the SNHPC's RSMS, and allow them to complete the work for which they were hired and paid.

Discuss SNHPC's recommendation to NH DOT to designate Route 102 as a Critical Urban Freight Corridor (CUFC) and result of vote at the SNHPC meeting.

Mr. Hadik explained that he had learned SNHPC's Transportation Advisory Committee was recommending to NH DOT to designate Route 102 from Raymond to Derry as a Critical Urban Freight Corridor (CUFC), a major trucking route. He said he then attended their monthly meeting on Tuesday, June 26, 2018.

Mr. Hadik stated during the discussion at the meeting, he expressed his concerns about this designation.

Mr. Hadik's concerns:

- This section of Route 102 is narrow, with many hills, with many sharp winding sharp turns, and is already experiencing a lot of urban traffic.
- The amount of urban traffic is expected to increase substantially within the next decade, both due to urban home development in Chester and nearby towns, and the addition of I-93's Exit 4-A.
- While on a map it appears to make sense to be used as a cut-off to expedite trucking from Raymond to Derry, the conditions as noted above, make it less efficient and a timewise lengthier trucking route than if using Route 101 and I-93.
- Drivers are often stuck behind someone traveling at a slow rate of speed, backing-up traffic on the road.

Mr. Hadik said the Commissioners agreed to remove the Route 102 from their CUFC recommendations to NH DOT. He noted that the issue will be revisited in two to three years.

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7:10 PM – Appointments – None Scheduled

7:15 - Public Hearing

1. Continuation of the Public Hearing for the Crowley Woods, aka Tanglewood, subdivision application by the DAR Builders, LLC 305 Massabesic Street, Manchester, NH 03104, for a 60-lot subdivision of Map 11, Lots 30 and 30-7 off Crowley Road, Candia, NH.

- **Discuss the Candia Planning Board meeting of 6/20/18, re: Crowley Woods, aka Tanglewood, subdivision application.**

Mr. Snyder made a motion to reopen the Public Hearing for the Crowley Woods, aka Tanglewood, subdivision application by the DAR Builders, LLC 305 Massabesic Street, Manchester, NH 03104, for a 60-lot subdivision of Map 11, Lots 30 and 30-7 off Crowley Road, Candia, NH, Mr. Weider seconded the motion. Motion approved, 5-0-0.

The Public Hearing was opened at 7:27 pm. Mr. Mitchell came before the Board at 7:28 pm.

Mr. Mitchell gave an overview of the project. He said that the Candia Planning Board have deemed the application submitted incomplete. Mr. Mitchell explained that the Candia Board would prefer a plan set for 22 feet of pavement and two feet of shoulder on either side of Crowley Road, rather than 20 feet of pavement with one foot shoulders on either side.

Mr. Mitchell said another on-site meeting will be scheduled to review the Candia Crowley Road proposed width changes, as well as, changes in the intersection of Crowley Road and Chester Road which had been changed from a Y to a T on the plans, to the Candia Boards preference of the original Y shaped intersection. He noted they also must remove a three-way stop sign.

Mr. Mitchell said that he is asking the Chester Planning Board to consider giving a conditional approval to the project, and then they will continue to work on getting the Candia application accepted.

Mr. Hadik confirmed the most recent letter from Mr. Adler, dated March 12, 2018. He and the Board reviewed the five comments listed on the March 12, 2018 letter from DuBois and King. The Board had questions and concerns with comment number five on the letter:

5. Subdivision Design Issues (1), the designer responded to the Town's concern about driveways sloping toward the roadway with "It is proposed to use the curbed sections of the road for drainage from the driveways, provided the gutter can handle the driveway drainage."

Did the designer analyze the gutter spread? This should be included in the hydraulic report and submitted for review.

When asked whether this had been addressed, Mr. Mitchell stated, "I apologize for not having documentation. Where that was a comment, is something that we looked at, but, I can't specifically say that the engineer in our office sent the paperwork over to Jeff."

Mr. Mitchell noted since then, the plans have been sent back to DuBois and King to have the bond escrow amount determined. He suggested that DuBois and King's satisfaction with the drainage and the gutter be made part of the conditions of approval. Mr. Mitchell said that he can furnish all the additional sets of the plans to the Board. He noted the plans dated January 29, 2018 are the last set of plans that they issued.

The Board agreed that they want a clean letter from DuBois and King before they give conditional approval.

Chairman Sullivan asked for Public Comment. There was no Public Comment.

Mr. Snyder made a motion to continue the Public Hearing for the Crowley Woods, aka Tanglewood, subdivision application by the DAR Builders, LLC 305 Massabesic Street, Manchester, NH 03104, for a 60-lot subdivision of Map 11, Lots 30 and 30-7 off Crowley Road, Candia, NH, to August 8, 2018 at 7:15 pm; Mr. Weider seconded the motion. Motion approved, 5-0-0.

2. Subdivision application by the Pipit Estates Realty Trust (Owner), 66 Gilcreast Road, Londonderry, NH, 03053, for an Open Space subdivision with eight single family units on Map 5 Lot 107-3, just off Route 121-A (Sandown Road) in Chester, NH.

Mr. Mitchell came before the Board at 7:56 pm.

Mr. Hadik and the Board reviewed the application for subdivision for Pipit Estates.

Mr. Snyder made a motion to accept the subdivision application and open the Public Hearing for the Pipit Estates Realty Trust (Owner), 66 Gilcreast Road, Londonderry, NH, 03053, for an Open Space subdivision with eight single family units on Map 5 Lot 107-3, just off Route 121-A (Sandown Road) in Chester, NH; Ms. Richter seconded the motion. Motion approved, 5-0-0.

The Public Hearing was opened at 7:59 pm.

Mr. Mitchell gave a history of the Pipit Estates project. He noted that his company is the most recent company to work on the project. He said this development will be a condominium that connects with Hampstead water. He said that they have meet with Hampstead and are working on the contract. He also noted that development will have a community septic system.

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Mr. Mitchell stated the private way, and the septic system will be maintained by the condominium association. He explained that the previous plans for the development included two private ways. He said he is proposing one private way, which he noted will balance the site better, and reduce the need for cuts and fills.

Mr. Mitchell pointed out that Chester subdivision regulations have a limitation of six houses on a private way. He said that they are proposing eight houses, and have submitted a waiver to be allowed to build eight houses, instead of six, on one private drive.

Mr. Weider reiterated that the private way is only the extension off of Pipit Drive with the expectation that Pipit Drive eventually become a Town Road. Mr. Mitchell said that he is correct.

Mr. Mitchell said that there has been discussion of the placement of mailboxes. He explained that each individual house will have an address and the private way will have a name. Mr. Mitchell said that the mailbox unit will be put on the cul-de-sac making it easy to get to, and easy to plow and maintain.

Mr. Mitchell said that they propose to have a fire suppression sprinkler system in each house, as required. He noted that they are not required to have a cistern. He explained that if the Town is looking for a place to install a cistern in that area of Town, the center of the cul-de-sac might be a suitable location with space available.

Mr. Hadik and Mr. Mitchell explained Mr. Naughton, the project owner, has agreed to grant an easement for a preexisting driveway to an abutter, Mr. Pepe (present), on Old Sandown Road.

Mr. Mitchell said that four of the eight houses will be four bedrooms and four of the houses will be three bedrooms.

Mr. Hadik and the Board reviewed the Chester Technical Review Committee (CTRC) meeting minutes from June 12, 2018, of the review of Pipit Estates. Discussion was had regarding the placement of a cistern.

CTRC Minutes:

“Cistern- The Fire Department is concerned no cistern is being required for this subdivision (because it isn’t large enough). There was much discussion of the lack of a water source for fighting a large house fire on this part of Town.

Planning Coordinator Hadik noted it would not be fair to burden the developer of such a small subdivision with the large cost of a 30Kgal cistern. He suggested perhaps the developer would be willing to add a cistern location to the design plan and pave the parking apron for a future cistern, which would

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be paid for by the Town via the CIP. This way all four of the abutting subdivisions would have a water source for fighting a fire. Mr. Myette suggested a location in the center of the cul-de-sac (*if feasible*)."

Mr. Hadik pointed out that the Road Agent Mike Oleson is requesting the mailbox unit (MBU) for mail deliveries be located on the private drive instead of the Town-owned cul-de-sac. He said that he knows from experience that the post office will refuse to deliver if the MBU is on a private drive.

Mr. Weider disagreed that the post office will not deliver to a private drive. He said that he agrees that the MBU should be placed on the private drive.

Mr. Weider and Mr. Hadik had discussion about the delivery of mail by the post office to private drives; each described situations where the post office would deliver to private drives and where the post office would not deliver to private drives.

Mr. Mitchell said that the post office is trying to save money by saving time, and something must be worked out with the post office.

Mr. Snyder said that if the post office would agree to the placement of the MBU right inside the private drive where it enters the circle, that would be the best compromise. He suggested that the developer work the issue with the post office before the Planning Board decides. Mr. Mitchell said that they will do this.

The Board continued their review of the CTRC.

The Board had discussion of the school bus stop. Mr. Richardson came before the Board at 8:33 pm.

Mr. Richardson said that he had discussed the school bus stop on 121 A with Superintendent Dr. Lockwood (not present). Mr. Richardson noted that Dr. Lockwood's concern is that the school bus going into and coming out of the cul-de-sac might pose a safety risk pulling out onto Route 121. Mr. Richardson stated that Dr. Lockwood and Mr. Oleson have agreed to go look at the road and the line-of-sight, when the initial construction has been done.

Mr. Mitchell suggested that in the future an applicant be invited to the CTRC meeting with the department heads. Mr. Hadik agreed noting that this is an excellent idea.

Chairman Sullivan asked for Public Comment. There was no Public Comment.

The Board discussed the single waiver request for eight houses, instead of six, on one private drive. Ms. Richter confirmed that the regulation allows up to six houses on a private way; she asked why they didn't just put six houses on the proposed configuration. It was discussed that one private with six houses is not an option. If the waiver is not granted, then two private ways for eight houses would be

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the design. Ms. Richter noted that because the other option is two driveways with a total of eight houses vs. one driveway with eight houses, she would rather have the design of the one driveway with the eight houses.

Chairman Sullivan clarified that the minutes will reflect the Board's thinking that the waiver to allow the developer to have eight houses on one private drive is directly related to this project's design.

The Board reiterated that the only reason the waiver is being granted is because the design of one private way with eight houses is preferable to the design of two private ways with eight houses. Mr. Hadik noted two private ways would significantly increase the amount of runoff.

The Board agreed to add the explicit terms to the waiver request; they noted that the waiver is only relevant to plan set revision A, dated May 23, 2018 plans.

Mr. Weider made a motion for plan set revision May 23, 2018 A, waiving section 4.5.3.2 allowing eight total units on one private way rather than six; Mr. Snyder seconded the motion. Motion approved, 5-0-0.

Mr. Snyder made a motion to continue the Public Hearing for the subdivision application by the Pipit Estates Realty Trust (Owner), 66 Gilcreast Road, Londonderry, NH, 03053, for an Open Space subdivision with eight single family units on Map 5 Lot 107-3, just off Route 121-A (Sandown Road) in Chester, NH, to August 8, 2018 at 7:15 pm; Mr. Weider seconded the motion. Motion approved, 5-0-0.

Other

The Board briefly discussed who would be the representative on the new CIP committee. The Board decided to discuss this in depth at the next meeting.

Adjournment

Mr. Weider made a motion to adjourn the meeting; Mr. Snyder seconded the motion. Motion approved, 5-0-0.

Meeting adjourned at 9:05 pm.

Respectfully submitted,

C. Molly Qualters

Recording Secretary