

03-06-19 These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester
Planning Board Meeting
Wednesday, March 6, 2019
Municipal Complex
Approved Minutes**

Members Present:

Evan Sederquest, Vice Chairman
Elizabeth Richter, Member (arrived at 7:08 pm)
Richard Snyder, Member
Michael Weider, Member
Dana Theokas, Alternate Member

Members Absent:

Brian Sullivan, Chairman
Aaron Hume, Alternate Member
Cass Buckley, Ex-Officio

Staff Present:

Andrew Hadik, Planning Coordinator

Others Present at Various Times:

Vice Chairman Sederquest opened the meeting at 7:05 pm.

Meeting Agenda

General Business

- Review and sign invoices and time sheets.
- Review and approve minutes for the 2-6-19 and 2-13-19 meeting.
- FYI: Public Hearings on March 13, 2019, for the first round of the proposed zoning amendments, and for Eversource who is seeking approval to cut and trim trees and brush along Hansen Road (a Scenic Road).
- FYI: NH DOT has evaluated the Town's request for a Road Safety Audit (aka- RSA) for the Derry end of Rte. 102 and determined it isn't justified because the 2015 fatality "was caused by an impaired driver and thus would not be correctible with infrastructure improvements. Furthermore, the narrow width of Rte. 102 that was noted among the Town's concerns extends over several miles and would be beyond the State's Highway Safety Improvement Program to correct."
- Review drafts of proposed zoning amendments:
 - Articles 5.3.3.10 thru 12 – Assisted Living Residences, Nursing Homes, Elderly Congregate Health Care Facilities
 - Article 7 – Age-Friendly Subdivision

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7:05 PM – Appointments

None Scheduled.

7:15 PM - Public Hearings

None Scheduled.

Future Meeting Dates:

- March 13 – 1st Zoning PH, Hansen Road PH
- March 27

Review and approve minutes for February 6, 2019, and February 13, 2019 meeting.

The Board reviewed the minutes from February 6, 2018 meeting.

Mr. Weider made a motion to approve the minutes from February 6, 2018, as written; Mr. Snyder seconded the motion. Motion approved, 3-0-1, Mr. Weider abstained.

The Board reviewed the minutes from February 13, 2019 meeting.

Mr. Weider made a motion to approve the minutes from February 13, 2018, as written; Mr. Snyder seconded the motion. Motion approved, 3-0-1, Mr. Weider abstained.

Mr. Hadik noted that he had created a “Cancelled Meeting Summary” to be added to the record to show that there was a lack of quorum on 2/27/19, and that the minutes are not missing.

FYI: Public Hearings on March 13, 2019, for the first round of the proposed zoning amendments, and for Eversource who is seeking approval to cut and trim trees and brush along Hansen Road (a Scenic Road).

Mr. Hadik reminded the Board that the Public Hearing for the first round of proposed zoning amendments, and for Eversource, who is seeking approval to cut and trim trees and brush along Hansen Road (a scenic Road) will be the March 13th Planning Board meeting.

FYI: NH DOT has evaluated the Town’s request for a Road Safety Audit (aka- RSA) for the Derry end of Rte. 102 and determined it isn’t justified because the 2015 fatality “was caused by an impaired driver and thus would not be correctible with infrastructure improvements. Furthermore, the narrow width of Rte. 102 that was noted among the Town’s concerns extends over several miles and would be beyond the State’s Highway Safety Improvement Program to correct.”

Mr. Hadik reviewed with the Board the letter from the DOT that responds to the Town’s application for a Road Safety Audit for a segment of NH 102, that noted the DOT has determined that an RSA is not justified.

Review drafts of proposed zoning amendments:

Articles 2.5.3.3.10 & 11 – Assisted Living Residences and Nursing Homes

Mr. Hadik and the Board reviewed and discussed the Articles 2.5.3.3.10 & 11 – Zoning Ordinance – Assisted Living Residences and Nursing Homes. He noted that originally Elderly Congregate Health Care Facilities (ECHCFs) were to be included in this amendment. However, he recommended that the Board hold off on proposing adding ECHCFs by Special Exception this year.

Mr. Hadik noted two changes to the draft of the proposed zoning amendment.

He noted the minimum tract area for assisted living residences had been increased from 5 to 10 acres, so the same minimum tract size would be required for both types of facilities.

He also noted he had added wells, septic systems and the wording “other infrastructure” to the list of infrastructure which is not permitted in the 100’ perimeter buffer areas for both of these types of structures.

Ms. Richter asked if we are doing any “real world” research to identify if other towns are writing their ordinance in this way, and what their experience has been allowing assisted living residences and nursing homes by special exception. The Board discussed this question at length. Mr. Weider listed a number of NH towns that are permitting these facilities this way.

Article 7 – Age-Friendly Subdivision

The Board reviewed the changes to the proposed zoning amendment Article 7 – Age-Friendly Subdivision.

Mr. Hadik explained that Section 7.3 - Development Limitations - had been entirely replaced by Counsel because, as originally drafted, it constituted a growth control ordinance pursuant to RSA 674:22. The replacement language requires application for a conditional use permit for an age-friendly subdivision.

He explained that additionally, in order to protect the character and natural resources of Chester by limiting the number of age-friendly developments, Section 7.3 required a minimum 1-mile separation from the parent lot perimeter boundaries of other age-friendly subdivisions. This way no one area of Town would experience a disproportionate number of these subdivisions, because the Board’s intent was to see these small subdivisions spread out and uniformly spread out throughout Town.

Mr. Hadik also discussed a graphic he had generated and emailed to Board members. The graphic showed that with this limitation only approximately 15 to 20 age-friendly subdivisions could be located in Town. And this would only result in an additional 150 to 200 dwelling units if every single subdivision built out to the maximum limit of 10 units per subdivision.

Mr. Hadik reviewed the universal design requirements, 7.13.6 Dwelling Unit Design Requirements and 7.14 Suggested Subdivision Components.

Mr. Hadik noted that in many parts of Article 7, the article cross-references Article 6.

Mr. Hadik said that Attorney Steve Bennett and Building Inspector Bunker have reviewed the article and provided comments.

Ms. Richter pointed out the run-on sentence under 7.2, changing the writing to: "Our Town is a growing community. Most of the housing units being built, however, are generally too large and expensive for, among others, seniors who desire to downsize and stay in Town. It also provides for young adults who want to continue living in Chester."

Mr. Weider suggested changing the doorway requirement from 32", which is the current door requirement, to 34" – 36," under 7.13.6.2.

Ms. Theokas suggested changing, "The places to eat, use the bathroom and sleep are all located on one, barrier-free level. Mr. Weider offered some alternative wording, which he emailed to Mr. Hadik.

Mr. Snyder made a motion to take Article 7, as amended tonight, to Public Hearing on March 27, 2019; Mr. Weider seconded the motion. Motion approved, 5-0-0.

Adjournment

Ms. Richter made a motion to adjourn the meeting; Ms. Theokas seconded the motion. Motion approved, 5-0-0.

The meeting was adjourned at 8:02 pm.

Respectfully submitted,

C. Molly Qualters
Recording Secretary