

03-27-19 These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

Town of Chester
Planning Board Meeting
Wednesday, March 27, 2019
Municipal Complex
Approved Minutes

Members Present:

Evan Sederquest, Vice Chairman
Elizabeth Richter, Member
Richard Snyder, Member
Dana Theokas, Alternate Member

Members Absent:

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

Staff Present:

Andrew Hadik, Planning Coordinator

Others Present at Various Times:

Grant Benson, Sawmill Grant
Deb Munson, Conservation Commission Member

Vice Chair Sederquest opened the meeting at 7:03 pm.

Vice Chair Sederquest noted that Ms. Theokas was the alternate for Mr. Weider.

Meeting Agenda

General Business

- Review and sign invoices and time sheets.
- Review and approve minutes for the March 13, 2019 meeting.
- FYI – another Eversource CUP hearing scheduled for April 10.
- Discuss whether to include the zoning amendment for Article 16.6.9.b – Site Stabilization.
- Discuss Southwoods Subdivision Phase IV.
- Review draft of Zoning Amendment and Purpose statements for the election ballot.
- Distribute new 2018-2019 NH Planning and Land Use Regulations.

7:05 PM – Appointments

None Scheduled.

7:15 PM - Public Hearings

1. To hold a Public Hearing to act on the following proposed zoning amendments:

- a. Proposed zoning amendment to add Article 7 – Age-Friendly Neighborhood Subdivision to the zoning ordinance, and to update Tables 1 and 2 to reflect the addition of Article 7.
- b. Proposed zoning amendment to Article 16.6.9.b: Site Stabilization – To ensure disturbed areas will be properly stabilized to prevent erosion and surface water and wetlands contamination prior to issuance of certificates of occupancy.

Future Meeting Dates:

- April 3 – Review draft Annual Report?
- April 10 – Eversource CUP Hearing?
- April 24 –

Mr. Benson joined the Board at the meeting table at 7:05 pm.

Mr. Hadik explained that he and Mr. Benson had been “trading emails” over the last week regarding Cedarview Estates. He said that Cedarview Estates was a subdivision that the Board had approved over a decade ago. Mr. Hadik said that most of the wetland flagging has disappeared due to the course of time. He noted that the Conservation Commission (not present), the Building Inspector (not present), and he are concerned that without the proper flagging the builders or the home owners may clear the no-cut buffers of the wetlands.

Mr. Hadik, the Board, and Mr. Benson discussed putting new flagging, marking the no-cut buffer areas.

Mr. Snyder pointed out that marking the area is necessary because of the important wetlands within the area, including some vernal pools.

Mr. Benson said that as soon as house lots are cut, changes to the wetlands occur because of the way the run-off flows.

Discussion was had about mistakes that are made with culverts, plans, and building.

Mr. Benson said that not much had changed with the wetlands since they were initially flagged, and everything is delineated on paper.

Mr. Benson explained that if there is a sensitive area that is being worked on, that area should be delineated and flagged. He said if it is a “regular standard subdivision without sensitive areas” it doesn’t need permanent monumentation, because the area gets flagged when the wetland scientist is there. Mr. Benson noted that when the builder hires his engineer to do the layout of the foundation and septic system, the engineer will usually flag any setbacks so that the builder doesn’t get “in trouble.”

The Board and Mr. Benson discussed flagging the no-cut buffer. The Board was concerned that, at a minimum, there should be flagging to identify the no-cut buffers so the site contractors or homeowners would not encroach on them.

The Board agreed that the no-cut buffer area should be reflagged.

Mr. Benson agreed that the no-cut buffer at Cedar Estates would be reflagged by Kevin Hatch (not present).

Mr. Benson departed the meeting at 7:33 pm.

Mr. Hadik introduced Ms. Munson. He said that she is a member of the Conservation Commission, a Planning Commissioner with Southern New Hampshire Planning, and she has been involved with the different phases of the Age-Friendly Assessment of Chester and the focus group that developed some of the key points to put in Article 7.

Ms. Munson joined the Board at the meeting table at 7:34 pm.

Mr. Snyder made a motion to open the Public Hearing for Article 7, Age-Friendly Neighborhood Subdivision; Ms. Richter seconded the motion. Motion approved, 4-0-0.

The Public Hearing was opened at 7:35 pm.

Mr. Snyder read the purpose of the Article 7:

“Purpose: To add Article 7 – Age-Friendly Subdivision to the zoning ordinance, and to update zoning Tables 1 and 2 to indicate the addition of Article 7. Age-Friendly Subdivisions are intended to enable a very limited number of small and affordable, “universal design” homes to accommodate elderly residents who wish to downsize, physically disabled persons, and young residents seeking starter homes. These dwelling units are limited to no more than 1,200 square feet of gross living area.”

The Board made changes to the wording. A space was added between “than” and “1,200.”

The purpose with the Board’s amendments reads as follows:

“Purpose: To add Article 7 – Age-Friendly Subdivision to the zoning ordinance, and to update zoning Tables 1 and 2 to indicate the addition of Article 7. Age-Friendly Subdivisions are intended to enable a very limited number of small and affordable, “universal design” homes to accommodate residents, **including**, elderly residents who wish to downsize, **those with physical disabilities**, and young residents seeking starter homes. These dwelling units are **permanently** limited to no more than 1,200 square feet of gross living area **and two bedrooms**.”

The Board, Mr. Hadik, and Ms. Munson discussed the article and made amendments.

The original and the amended are as follows:

- **7.14.3.2** – Energy efficiency should be a component of these age-friendly dwelling units.
- **7.14.3.2** – *Efforts should be made to maximize energy efficiency of these age-friendly dwelling units, including, architectural design, siting, orientation, choice of HVAC and construction materials.*

Mr. Hadik departed the meeting room to retrieve necessary information at 8:01 pm.

The Board reviewed the minutes while Mr. Hadik was gone.

Review and approve minutes for March 13, 2019 meeting.

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

Mr. Snyder made a motion to approve the minutes from March 13, 2019, as written; Ms. Richter seconded the motion. Motion approved, 4-0-0.

The Board resumed making amendments to Article 7, with the original and the amended as follows:

- **7.14.2.1** – Age-Friendly Subdivisions may consist of condominiums single-family or duplex dwelling units share outdoor areas.
- **7.14.2.1** – *Age-Friendly Subdivisions may consist of condominiums consisting of single-family and/or duplex dwelling units with shared outdoor areas. Yard and driveway maintenance may be funded through condominium association fees.*
- **7.14.2.2** – Age-Friendly Subdivisions may be managed by homeowners’ associations. Yard and driveway maintenance may be funded through homeowner association fees.

- ***7.14.2.2 – Or, Age-Friendly Subdivisions may consist of fee simple absolute ownership of single-family and/or duplex dwelling units and shared ownership of the open space areas. Yard and driveway maintenance may be funded through homeowner association fees.***

Changes were made to the second and fifth paragraph under **7.2 – Purpose and Objectives:**

- 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 still stay in Town. And, for young adults who wish to continue living in their hometown of Chester.
- ***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. Age-Friendly Subdivisions also provide for young adults who wish to live in Chester.***
- Lots twelve acres or greater in size may be developed under this article, however, to prevent fundamentally altering the rural character of Chester and to ensure that age-friendly subdivisions blend with existing development, the number of units per subdivision will be limited and shall require the approval of a conditional use permit application by the Planning Board.
- ***Lots twelve acres or greater in size may be developed under this article. However, to prevent fundamentally altering the rural character of Chester, and to ensure that age-friendly subdivisions blend with existing development, the number of units per subdivision will be limited and shall require the approval of a conditional use permit application by the Planning Board.***

Spacing was adjusted in 7.13.1.1, 7.13.1.2, and 7.13.3.1.

The numbers were corrected to twelve-hundred and twenty-four-hundred in 7.13.4.2.

Ms. Munson departed the meeting at 9:08 pm.

- **Discuss whether to include the zoning amendment for Article 16.6.9.b – Site Stabilization.**

Mr. Hadik reminded the Board that they had approved Article 16.6.9.b – Site Stabilization at the previous public hearing to review the proposed zoning amendments two weeks earlier. He recommended that the Board add this article to the ballot, along with the other articles.

The Board agreed.

Mr. Snyder amended the last sentence under the Amendment #5 to remove the word “to.”

Mr. Snyder made a motion close the Public Hearing on Article 7; Ms. Richter seconded the motion. Motion approved, 4-0-0.

The Public Hearing was closed at 9:13 pm.

Mr. Snyder made a motion to take Article 7, as amended tonight, to the Town election ballot; Ms. Richter seconded the motion. Motion approved, 4-0-0.

Mr. Snyder made a motion to take Article 16, which has been previously reviewed and approved by the Board, to the Town election ballot; Ms. Theokas seconded the motion. Motion approved, 4-0-0.

FYI – another Eversource CUP hearing scheduled for April 10.

Mr. Hadik explained and reviewed the information with the Board. He said that Eversource will be coming in for their hearing on April 10.

Discuss Southwoods Subdivision Phase IV.

Mr. Hadik updated the Board on the Southwoods Subdivision Phase IV.

Adjournment

Ms. Richter made a motion to adjourn the meeting; Mr. Snyder seconded the motion. Motion approved, 4-0-0. The meeting was adjourned at 9:30 pm.

Respectfully submitted,

C. Molly Qualters

Recording Secretary