

Town of Chester
Planning Board Meeting
April 25, 2018
Approved Minutes

Members Present

Brian Sullivan, Chairman

Evan Sederquest, Vice Chairman

Richard Snyder, Member

Elizabeth Richter, Member

Aaron Hume, Alternate Member

Members Absent

Michael Weider, Member

Jacob Weider, Alternate Member

Cass Buckley, Ex-Officio

Staff Present

Andrew Hadik

Other Persons Present

Penny Williams – Tri-Town Times

Meeting Agenda

7:00 PM – General Business:

- Review & sign invoices & time sheet
- Review & approve meeting & NP minutes for 4/11/18
- PSA – Chester Age Friendly Community Discussion & Ice Cream Social @ 1:00 pm on Saturday May 19th in the Chester MPR (Note: special pages on PB website for detailed information on the Age Friendly Community Initiative)
- Review & vote to accept bond estimate for Phase II-D of Mill Pine Village
- Review & vote to release construction bond for Turnagain Estates Phase III
- FYI – Minutes of Pipit Estates road pre-construction meeting
- FYI – Review Exeter River Buffers & Setbacks FAQ Sheet for Planning Board website & other related documents

7:10 PM – Appointments:

None Scheduled

Public Hearings:

1. Continuation of the public hearing for the subdivision application by the DAR Builders, LLC 305 Massabesic Street, Manchester, NH 03104, for a 60-lot subdivision of Map 11, Lot 30 & 30-7 off Crowley Road, Candia NH

Future Meeting Dates:

- May 2, 2018 – HB Brown Construction
- May 9, 2018 –
- May 23, 2018 – CPH Crowley Woods Subdivision

Call to Order

Chairman Sullivan called the meeting to order at 7:05 pm.

Chairman Sullivan indicated that alternate, Mr. Hume would be substituting for Mike Weider who was absent.

General Business

Minutes of April 11, 2018

Mr. Hadik urged the Board to review and sign off on the non-public minutes of April 11, 2018.

Mr. Snyder motioned to approve the April 11, 2018 minutes, as written. Ms. Richter seconded his motion, with Mr. Hume abstaining due to absence from that meeting, 4 in favor, none opposed, so moved.

PSA – Chester Age Friendly Community Discussion & Ice Cream Social

Mr. Hadik presented a flyer from Southern New Hampshire Planning Commission advising that there would be an Age-Friendly Community Discussion & Ice Cream Social on Saturday, May 19th at 1:00 pm at the Chester Multi-Purpose Room.

The main topics of the presentation are “A lack of Housing Diversity” and “A lack of Public Transportation.”

Mr. Hadik said the Transportation issue discussion would center around how to accomplish better information outreach about the CART Program, and possibly the formation of a Senior Transportation Committee staffed by volunteer drivers like they have in Sandown.

Mr. Hadik added more detailed information about the event could be found on the Planning Board’s website.

Chairman Sullivan suggested reaching out to developers to see what impediments builders are facing with offering different types of housing. Mr. Snyder added that it wasn't profitable for them. Ms. Richter stated that the new ADU ordinances might mitigate things. Mr. Hadik added "what can get them to move in that direction?"

Mr. Sullivan stated that in California they have homes with only 900 s.f. and they are very popular. Mr. Hadik advised it's been proposed for the presentation to have people could look at pictures of different housing styles and click on the ones that were liked the most and this information would be compiled. The seminar expected to run for about two hours and Mr. Hadik would like to see Planning Board members attend.

Some incentives were discussed such as the bonus percentage densities to facilitate getting some diversity into developments where there could be \$275,000 homes mixed in with \$400,000 homes in the same subdivisions. Chairman Sullivan advised that getting the builders and developers to attend was the best approach, and Mr. Snyder suggested asking Mr. Mitchell who works with many of the developers.

Public Hearing

1. Continuation of the public hearing for the subdivision application by DAR Builders, LLC for a 60-lot subdivision of Map 11, Lots 30 and 30-7 off Crowley Road, Candia, NH

Mr. Hadik advised because of the Town's pending warrant article to bond the purchase of the parcel, Mr. Mitchell has requested that the public hearing on this matter be continued until May 23rd.

Ms. Richter asked when the Town Meeting was. Mr. Hadik advised that the elections were on Tuesday May 8th, and the Town Meeting was on Thursday evening the 10th.

Mr. Snyder motioned to continue Crowley Woods Subdivision's public hearing until May 23, 2018 at 7:15 pm. Ms. Richter seconded his motion, with all in favor, so moved.

Review & vote to accept bond estimate for Phase II-D of Mill Pine Village

Mr. Hadik advised that Mill Pine Village was begun in the 1990s in multiple phases and they had received the bond estimate from Mr. Bourcier at DuBois & King for \$329,100.00.

Mr. Snyder motioned to approve the bond estimate of DuBois & King Phase II-D dated April 12, 2018. Ms. Richter seconded his motion, with all in favor, so moved.

Mr. Hadik noted the estimate included a 25% contingency fee.

Mr. Hadik also noted a request had come from the Fire Department in concerning the emergency access road that connects the property to Sandown asking to remove the temporary Jersey barriers to make it usable. He said he had been notified by Mr. Drowne of compliance with that request, and that people are ignoring the signs that state it is for emergency use only and driving through it. Mr. Hadik advised that one solution is to install a gate with a Knox box. Ms. Richter asked if the road had an easement and Mr. Hadik advised that this is the development where the homeowners own the homes but not the land they are on. Mr. Snyder added "classic condominium style." Mr. Hadik approached the map and pointed out the location and advised that it was owned by the developers with no road easements to the Town, but that emergency access road was an original conditional requirement.

Review & vote to release construction bond for Turnagain Estates Phase III

Mr. Hadik presented a Letter from Bank of New England dated August 21, 2017 entitled Irrevocable Letter of Credit #1143N relative to Turnagain Estates Phase III in the amount of \$47,200.00. Monday, the BOS was notified that there were no impediments to acceptance the road because the outstanding invoice had been paid. The BOS's Administrative Assistant has been notified. Mr. Hadik advised that he required a motion from the Planning Board to release the LOC.

Ms. Richter motioned to release the Irrevocable Letter of Credit 1143N issued by Bank of New England dated August 21, 2017 in the amount of \$47,200 with the Town of Chester Planning Board as beneficiary, satisfying the completion of Turnagain Estates Phase III. Mr. Snyder seconded her motion, with all in favor, so moved.

Mr. Snyder asked Mr. Hadik to phone the developer to let him know so that he doesn't need to go to the BOS meeting Thursday.

FYI – Minutes of Pipit Estates road pre-construction meeting

Mr. Hadik presented a memorandum of DuBois & King dated April 18, 2018 regarding Pipit Estates (Map 5/Lot 107-3).

Ms. Richter asked where Pipit Estates was located. Mr. Hadik gave a brief overview of its location. Mr. Hadik stated that he expected to receive subdivision application any day now. Mr. Sullivan stated that it had been in the works a long time now. Mr. Hadik advised that the wetlands were remapped and they got 8 units instead of 7.

FYI – Review Exeter River Buffers & Setbacks FAQ sheet for Planning Board website & other related documents

Mr. Hadik presented a FAQ Sheet entitled "Exeter River – Buffers & Setback FAQs" and advised that there were some differences concerning the distances for the buffers and setbacks set forth by the Town of Chester and what the State had specified. Mr. Snyder looked up the ordinance and suggested amending the Town's No-Cut Buffer to match the State specifications which currently would overrule.

Mr. Hadik advised that there were three reference documents that could be found on the webpage concerning Shoreland Water Quality Protection Act (SWQPA) and NH DES Environmental Fact Sheet, and that the NHDES Consolidated List of Waterbodies Subject to RSA 483-B of the SWQPA was the defining document that established the Exeter River's protections.

Ms. Richter thanked Mr. Hadik for putting that together. Mr. Hadik advised that one important item was that any excavation, fill or construction within 250' requires a permit from NH DES, and no pesticide or herbicide application is allowed within 50' unless by a licensed professional. Ms. Richter said it would be important that Mr. Bunker the Building Inspector to have this information. Mr. Hadik responded the information had already been provided to Mr. Bunker, and he had been pleased to receive it.

Miscellaneous

Mr. Hadik reported over \$200,000 in impact fees have been collected since he took the job, more fees should be coming shortly.

Mr. Hadik reported that he had a high school student volunteer to help with the Conservation Easement & Deed inventory project and the Right- to-Know Law (RTKL) research request regarding 19 Class VI roads. Mr. Hadik stated that he had checked with Attorney Bennett concerning how much of the road research request was not something the Town had to comply with as it was research the requestor should be doing themselves. Chairman Sullivan asked if this was the best use of his time and Mr. Hadik advised that Attorney Bennett suggested they should make the files available for viewing and purge the confidential legal information from them which is not subject to RTKL request. When asked Mr. Hadik discussed the limitations concerning charging for copies per the RTKL RSA.

Mr. Hadik stated that he had spent considerable hours researching which Conservation Easements and Deeds have been recorded, and which still needed to be (Chesterbrook Estates, Southwoods, Villages, Emerson Road Ext., and Jenkins Farm). Mr. Hadik explained why he should follow up on the request brought to his attention by the Town Clerk and Mr. Myette, Chairman of the Conservation Commission. Mr. Hadik believes these documents are part of the Board's approval conditions, and the Board should work with Conservation to ensure they were being recorded. Mr. Myette does not have an assistant. Ms. Hoijer added that Mr. Myette does maintain a spreadsheet.

Ms. Sullivan said that the Dropbox folders Mr. Hadik had compiled for the Crowley Woods subdivision was a big benefit, everything was right where needed when he looked for it.

Mr. Hadik spoke to the significance of digitizing files. Requests, information retrieval, research and printing could be done much quicker. Mr. Hadik advised that they could expect to see a budget request for this in next year's Town budget.

Adjournment

Ms. Richter motioned to adjourn the meeting at 8:07 pm. Mr. Hume seconded her motion, with all in favor, so moved.

Respectfully submitted,

Nancy J. Hoijer,

Recording Secretary