

11-06-19: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

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

Members Present:

Brian Sullivan, Chairman
Evan Sederquest, Vice Chairman
Elizabeth Richter, Member
Richard Snyder, Member
Michael Weider, Member
Selectman Chuck Myette, Liaison

Members Absent:

Aaron Hume, Alternate Member
Dana Theokas, Alternate Member

Others Present at Various Times:

Andrew Hadik, Planning Coordinator

Chairman Sullivan opened the meeting at 7:00 PM.

Meeting Agenda

7:00 PM General Business

- 1) Review & sign Invoices & Timesheet
- 2) Review & approve minutes for the 10-30-19 meeting
- 3) Review & approve the Recreation Commission's request for the release of \$3,743 in impact fees for a filtered/refrigerated drinking fountain and water bottle filling station for the Multi-Purpose Room (MPR)
- 4) Review the draft of the updated CIP
- 5) Set the public hearing date to adopt the updated CIP.

7:15 PM Appointments

None Scheduled

Public Hearings

None Scheduled

Future Meeting Dates

- November 13 - PH Eversource – Line B172
- November 20 - PH to adopt the updated CIP

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(Codes: PH – public hearing, PHC public hearing continuance, CD – conceptual discussion, HB – Home Business, LLA – Lot Line Adjustment, SPR – Site Plan Review, SUB – Subdivision)

1. Review & sign invoices & time sheet.

The invoices and time sheet were circulated for signature. There was no discussion about them.

2. Review & Approve minutes for the 10-30-19 PB meeting.

Tabled.

3. Review & approve the Recreation Commission's request for the release of \$3,743 in impact fees for a filtered & refrigerated drinking fountain and water bottle filling station for the Multi-Purpose Room (MPR).

Mr. Hadik provided the Board with a letter dated November 1, 2019 together with a written estimate, from Recreation Director Reishus for \$3,743.

Mr. Hadik noted a few weeks ago he received a request, not to exceed \$5,000 to be released from Recreation Department's impact fees for a filtered and cooled fountain/refillable water bottle station which didn't have a complete quote. The Board requested one, and now one has been received for \$3,743.

Mr. Hadik noted this was part of a combined CIP project, because alone it did not meet the \$5,000 CIP minimum cost criteria. It was included therefore with other upgrades to the MPR, including, pads, netting, etc. which had been confirmed with Derek Shooster of SNHPC to be allowable. Mr. Hadik noted the whole project amount will not be deleted, only reduced by \$3,743.

Selectman Myette recommended a baseline water quality test so the correct filter will be used. Mr. Hadik noted the water is tested every six months.

Mr. Snyder motioned to release the funds in the amount of \$3,743 to the Recreation Department from impact fees, seconded by Mrs. Richter, with all in favor, so moved.

4. Review the draft of the updated CIP

Chair Sullivan recommended reviewing the draft CIP to in preparation to taking it to public hearing on November 20th.

Mr. Hadik noted he had one cost change under Public Safety, Police Department. The CIP was carrying \$20,000 for item #3 Evidence Room Ventilation, and a quote had been received from another company for \$5,400-\$5,800 which includes UV sterilization lights. Mr. Hadik recommended setting the project amount at \$6,000.

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Mr. Hadik advised there will be some demographic data edits between now and the hearing on the 20th.

Mr. Hadik advised that he had removed the “project form” appendix, and the School’s 5-10 Year Improvement Plan appendix because it was outdated and also discussed elsewhere in the text.

Mr. Hadik noted an increase of \$577 M, to \$710 M for the annual assessed values.

Selectman Myette recommended reducing the 2003 Engine 2 Pumper from a \$703K replacement cost to \$250K for refurbishing as discussed during the October 30, 2019 meeting. The Board agreed.

The Board reviewed and confirmed line-by-line the changes made at the last meeting.

Selectman Myette queried the question mark in the table for the Stevens Hall elevator. Mr. Hadik said there was no cost estimate received yet for input into the table.

Mr. Hadik noted there were no changes to the SAU’s project list.

The Board’s changes to the Recreation Commission’s project were reviewed. The picnic tables, fitness trail and the concession stand had been removed by the Board. The proposed gravel parking area had been moved out further in time. The proposed tennis courts and second playground had also been removed due to insufficient information with location and plans, etc.

Mr. Hadik noted Table 9 and the supporting references were obsolete. SAU enrollment growth, which was previously planned for at existing plus 2%, has seen a decline in enrollment by 23.5%, more if you include the offset by the addition of Kindergarten and Pre-K enrollments. Mr. Hadik proposed removing the highlighted language from the first paragraph and middle paragraph of page 35 and retaining the first part of the sentence. The tables have been updated to include 2019/2020 enrollment data. None of the proposed changes affect CIP spending. The Board agreed to the deletions.

Mr. Hadik noted the growth management ordinance (Article 13) is no longer in force because of the sunset clause. However, if it becomes necessary again, then it will be brought back to the voters for re-adoption.

5. Set the public hearing date to adopt the updated CIP

Mr. Snyder motioned to take the CIP Program for 2020-2027 as amended tonight to public hearing for approval on November 20, 2019 at the 7:15 hearing. Mrs. Richter seconded the motion, with all in favor, the motion passed unanimously.

The Board thanked Mr. Hadik for all his efforts and hard work. Mr. Hadik shared the credit with Mr. Weider for originally pushing the Town to implement the CIP program and the Department Heads for providing the projects and cost data that is integrated. Mrs. Richter noted once a base was established for the departments it was likely less burdensome.

Other Business

The Board discussed some of the information brought back by Mr. Hadik concerning the trends with declining school enrollment statewide. Chester has a contract with Pinkerton Academy through 2034.

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Mr. Hadik noted NH's issue with the rapidly increasing percentage of seniors. Also, some Towns are eliminating their age-restricting housing ordinances because the overall concept and justifications are obsolete. He said there is a critical shortage of workers in New Hampshire which is causing new businesses to look elsewhere, therefore, the lack of workforce housing has become a very important issue to both parties in the State's legislature.

Mr. Hadik advised one of the Governor's new bills proposes to have new land use board members complete training within six months of appointment via online training and a test of about ten questions. The Legislature is also pushing Tiny Houses which Mr. Snyder opined does not solve the housing problem. Municipalities are complaining the smaller towns don't share the burden of providing workforce housing, however, the jobs are largely in those communities like Concord and Manchester. Mrs. Richter noted accepting higher (dwelling) density is important.

Mr. Hadik clarified the proposed programs are not geared toward increasing rental housing, but towards homeownership. Chair Sullivan noted it's important to communicate with developers to see what drives them to want to develop workforce housing. Mr. Hadik proposed increasing the density bonus in Article 6. The governor's bill is proposing to increase the qualifying range from 100% to 120% per MAI (Median Area Income), to qualify more people, and also to require bonds to induce parties to come to an agreement outside of Court to disincentivize lengthy litigation.

Mr. Hadik noted NH Seniors are being outbid for the affordable homes being provided by buyers who for example sell their homes in MA for \$1 million and then come here and build for \$600,000.

Adjournment

Ms. Richter motioned to adjourn the meeting at 8:29 PM. Mr. Myette seconded the motion, with all in favor, so moved.

The meeting was adjourned at 8:30 pm.

Respectfully submitted,

Daniel Hoijer
Recording Secretary
(via audio recording)