

These minutes are subject to possible revisions/corrections during their review at a subsequent Planning Board Meeting

**Town of Chester
Planning Board Meeting
Wednesday, September 21, 2016
Municipal Complex
Approved Minutes**

Members Present

Brian Sullivan, Chairman
Evan Sederquest, Vice Chairman
Elizabeth Richter, Member
Richard Snyder, Member

Members Absent:

Michael Weider, Member
Cass Buckley, Ex-Officio

Staff Present:

Andrew Hadik, Planning Coordinator

Others Present at Various Times

Greg Bolduc, CFD Fire Chief
Scott Newnan, CFD Lieutenant

Chairman Sullivan called the meeting to order at 7:07 pm.

Agenda

- Review & Sign Invoices
- Review and approve minutes for 9/7/16
- Vote to release \$10,394.40 (\$2,145.69 plus interest from the Harantis Cove II account, the remaining \$8,248.71 +/- from the Harantis Woods account) from offsite improvement accounts for improvements to Harantis Lake Road
- FYI – SNHPC's program to assist towns to become age-friendly communities.
- Review draft of new impact fee for the Chester Library.
- Review drafts of the updated impact fees for Police, Fire Traffic & Recreation.
- Review spreadsheet summarizing current & proposed impact fee amounts by housing type.
- Appointments
 - 7:15 – Chester Fire Chief Greg Bolduc, Deputy Fire Chief Ben Clark & Fire Inspector Jason Coulter to discuss proposed updates to Driveway Regulations as requested by the Chester Fire Chief. Discuss and schedule Public hearing to adopt changes.
- Public Hearings
 - None scheduled.

• Future Meeting Dates:

- September 28, 2016 – PHs: Police & Fire Departments, Library, Traffic & Recreation Impact Fees, PHC – Dion SUB
- October 5, 2016 – PH McCartney HB
- October 12, 2016 -
- October 26, 2016 -

Review and approve minutes for 9/7/16.

The Board agreed to postpone the review of the 9/7/16 meeting minutes to the next meeting.

Vote to release \$10,394.40 (\$2,145.69 plus interest from the Harantis Cove II account, the remaining \$8,248.71 +/- from the Harantis Woods account) from offsite improvement accounts for improvements to Harantis Lake Road

Mr. Hadik requested the Board vote to release the funds from the Harantis Cove II and Harantis Woods account to cover the costs of improvements to Harantis Lake Road. He summarized the work that had been done. A culvert had been completely replaced, including new precast headwalls, two riprap-lined sumps were built at the inlet and outlet, and two other riprap-lined sumps were also built for another culvert. The Board reviewed and discussed with Mr. Hadik the spreadsheet of Offsite Improvement Accounts.

Mr. Snyder made a motion to release the \$10,394.40, which includes the \$2,145.69 plus interest from the Harantis Cove II account and the \$8,248.71 from the Harantis Woods account, from offsite improvement accounts for improvements to Harantis Lake Road; Ms. Richter seconded the motion. Motion approved, 4-0-0.

Chester Fire Chief Greg Bolduc, Deputy Fire Chief Ben Clark & Fire Inspector Jason Coulter to discuss proposed updates to Driveway Regulations as requested by the Chester Fire Chief. Discuss and schedule Public hearing to adopt changes.

Fire Chief Greg Bolduc and Lieutenant Scott Newnan came before the Board at 7:19 pm to discuss the proposed updates to Driveway Regulations. Fire Chief Bolduc said the Fire Department is proposing these updates for all newly constructed driveways. The Board and the Fire Department members had much discussion regarding all aspects of the proposed new standards. Fire Chief Bolduc presented the Board with example pictures of driveways with issues from the Town of Derry, explaining why the Town of Derry is moving into similar driveway regulations.

Fire Chief Bolduc expressed the need for these updates to driveway regulations, explaining that some of the factors that prompted the proposed new driveway regulations include: accessibility of the new larger Fire Department's vehicles, size of the other fire fighting vehicles and apparatus, length of hoses,

safety for the fire fighters and ability to fight a fire adequately. The Department and the Board had much discussion about the total width required for a driveway both 150 feet or longer and shorter than 150 feet. They had much discussion about the exact width of the driveway and the clearing on either side of the driveway. Chief Bolduc explained that if a driveway is longer than 150 feet the department has to pull into the driveway, they do not have enough hose with which to fight the fire. He stated winter time with snow banks makes pulling into driveways even more of a hazard, and more challenging to fight the fire.

Fire Chief Bolduc expressed that these changes would be requested for new construction only, agreeing with Mr. Hadik that none of the new regulations could be applied retroactively.

Mr. Hadik said he would work on revising the driveway regulations, and would seek input from the Fire Department.

After much discussion, Fire Chief Bolduc and Lieutenant Newnan departed the meeting at 8:00 pm.

FYI – SNHPC’s program to assist towns to become age-friendly communities.

Mr. Hadik presented the Board with a letter from Ms. Sylvia von Aulock, Deputy Executive Director of the Southern New Hampshire Planning Commission, regarding the SNHPC’s latest program: “Becoming an Age-Friendly Community: A Step-By-Step Analysis and Guide for SNHPC Communities.” The motivation behind this outreach program being that NH is one of the states with the highest percentage of seniors who are “aging in place” i.e. not relocating to other states.

The Board had much discussion about the issue. They questioned the specific needs of the senior citizens of Chester, how the fact that the Town of Chester has few businesses impacts the needs of the Towns’ senior citizens, whether or not there is a market for Elderly Housing developments, affordability issues, what specific design features appeal to retiring and downsizing seniors, and whether the Town’s zoning needs to be updated to incentivize developers even more to build Elderly Housing. Mr. Snyder advised proceeding cautiously, citing a concern of unintended consequences. All agreed that these questions need to be carefully researched before proposing any zoning amendments.

Mr. Hadik noted that SNHPC and NH Housing have two primary concerns: creating affordable housing and creating senior housing. He said that the Town may be able to get a \$5,000 grant from NH Housing to provide legal expertise assistance to rewrite Article 6, the Open Space ordinance, to increase the current incentive / density bonus for Elderly Housing.

The Board agreed the specific needs of Chester’s seniors and the related potential zoning amendments require further investigation.

Review draft of new impact fees for the Chester Library.

Review drafts of the updated impact fees for Police, Fire, Traffic & Recreation.

Review spreadsheet summarizing current & proposed impact fees by housing type.

The Board reviewed and discussed the impact fee reports for the Town of Chester Library, Recreation, Police and Fire, and Traffic at the same time. They also reviewed a spreadsheet summarizing all of the impact fees for each of the six housing types listed in each of the reports. After a review of the reports, the Board discussed various aspects of the methodologies and application of the methodologies to determine the different impact fees.

Mr. Hadik noted that the one major anomaly among the impact fee amounts is how low the Traffic impact fees are. The Board expressed concern over the methodology used for the Traffic impact fees, noting the cited average trip length for Chester at 3.2 miles to be unrealistic. Mr. Hadik advised that Jack Munn, the SNHPC Planner who chose the different methodologies for the impact fees, will be attending next week's public hearing and could explain the rationale behind the differing methodologies at that time.

The Board had further discussion and determined they required more time to adequately review all the impact fee reports. They agreed they can decide if they should table adopting any specific impact fee at the public hearings next week.

Adjourn

Ms. Richter made a motion to adjourn the meeting; Mr. Snyder seconded the motion. Motion approved, 4-0-0. Meeting adjourned at 8:52 pm.

Respectfully submitted,

C. Molly Qualters

Recording Secretary