

7-12-17 – These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester  
Planning Board Meeting  
Wednesday, July 12, 2017  
Municipal Complex  
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  
Cass Buckley, Ex-Officio

**Staff Present:**

Andrew Hadik, Planning Coordinator

**Others Present at Various Times**

Boyd Chivers, Depot Road, Candia  
Thomas Giffen, Candia Planning Board, Chairman  
Kevin Hatch, Cornerstone Survey Associates,  
Elizabeth Kruse, New Boston Road, Candia, Candia Conservation Commission  
Steph Landau, 662 Candia Road, Chester  
Dennis Lewis, Candia Road Agent  
Eric Mitchell, Eric Mitchell & Associates, Inc.  
Deb Munson, Conservation Commission Member, 382 Haverhill Road  
Royal Richardson, Chester School Board, Chairman  
Sylvia von Aulock, SNHPC, Executive Director  
Jacob Weider  
Penny Williams, Tri-Town Times  
Others unknown to this recording secretary

Chairman Sullivan called the meeting to order at 7:01 pm.

Chairman Sullivan noted that Mr. Hume is the alternate for Mr. Weider.

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## **Meeting Agenda**

### **General Business**

- Review and sign invoices and time sheet.
- Review and approve minutes for 7/5/17.
- Discuss solution to overcharge/undercharge.
- Discuss tradition of scheduling Public hearings to start at 7:45 pm.

### **7:45 PM - Appointments**

None scheduled.

### **7:45 PM - Public Hearings**

1. Subdivision application by the DAR Builders, LLC 305 Massabesic Street, Manchester, NH, 03104, for a 60-lot subdivision of Map 11, Lots 30 & 30-7 off Crowley Road, Candia, NH.
2. Subdivision application by Tucker Bay Trust, 37 Coulthard Farm Road, Scarborough, ME, 04074, for a 2-lot subdivision of Map 7, Lot 21 on Candia Road, Chester, NH.

### **Future Meeting Dates:**

July 26, 2017 – Road Inventory presentation by SNHPC

August 2, 2017 – PH Pipit Estates Subdivision?

August 9, 2017-?

August 23, 2017-?

### **Review and approve minutes for 7/5/17**

The Board reviewed the minutes from July 5, 2017. Line 2 was changed from “Planning Board Informational Session” to “Planning Board Meeting.” Line 100 was changed to have the period moved to the outside of the parenthesis. On line 165, the word “lead” was replaced with the word “led.”

Mr. Snyder made a motion to approve the minutes from July 5, 2017, as amended tonight; Vice Chairman Sederquest seconded the motion. Motion approved, 4-0-1, Ms. Richter abstained.

### **Discuss solution to overcharge/undercharge.**

Mr. Hadik explained to the Board that the information that they had reviewed at the last meeting regarding the impact fee issue had one of the subdivision lots with an overcharge on a specific impact fee. However, he said the builder had not been charged for other impact fees. He wanted to verify he can request the Finance Director and the Treasurer to apply that overcharge against the undercharges.

Mr. Hadik and the Board discussed the issue. He said he would draft a note to the finance director saying that the Board agrees with the proposed remedy.

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**Discuss tradition of scheduling Public hearings to start at 7:45 pm.**

Mr. Hadik asked the Board what amount of latitude he had with scheduling the start times for Public Hearings. After some discussion about the history of scheduling Board meetings and Public Hearings, Mr. Hadik and the Board agreed that the Public Hearing could be scheduled for 7:15 pm.

**FYI - July 26, 2017 – Road Inventory presentation by SNHPC**

Mr. Hadik reminded the Board of the Road Surface Management System (RSMS) to be presented by SNHPC at the July 26, 2017 meeting.

**FYI – Job Description**

Mr. Hadik discussed with the Board the request by the BOS for a detailed job description of his position, and other documentation. He will work on this as the current workload permits.

**7:45 PM - Public Hearings**

**Subdivision application by the DAR Builders, LLC 305 Massabesic Street, Manchester, NH, 03104, for a 60-lot subdivision of Map 11, Lots 30 & 30-7 off Crowley Road, Candia, NH.**

Mr. Hadik noted that there are three packets of information relating to the subdivision application by the DAR Builders, LLC 305 Massabesic Street, Manchester, NH, 03104, for a 60-lot subdivision of Map 11, Lots 30 & 30-7 off Crowley Road, Candia, NH. During the Board's discussion of the paperwork, Ms. Von Aulock, Executive Director for SNHPC, distributed to the Board a document, "Preliminary Comments on Development of Regional Impact – 'Tanglewood' (Crowley Woods) Subdivision."

Mr. Snyder made a motion to accept the application for subdivision approval by the DAR Builders, LLC 305 Massabesic Street, Manchester, NH, 03104, for a 60-lot subdivision of Map 11, Lots 30 & 30-7 off Crowley Road, Candia, NH (represented by Eric Mitchell Associates) and open the Public Hearing; Ms. Richter seconded the motion. Motion approved, 5-0-0.

Chairman Sullivan asked for discussion.

Mr. Snyder asked, by way of discussion, if Mr. Hadik could review in chronological order what Mr. Hadik has noted about the application, for the record.

Mr. Mitchell came before the Board at 7:40 pm.

Mr. Snyder noted the Board is discussing whether to accept the application and what issues might be pending beyond Mr. Adler's review letters; he explained that they are getting into the record what still is pending and then they are going to vote on whether to accept the application.

Mr. Hadik said that they have received a complete application. He said that the application has already gone through a full engineering review. Mr. Hadik stated that the applicant's engineer, Mr. Mitchell, was proactive and took it to the Town engineer months before he was getting ready to submit it to the Planning Board. He said that Mr. Mitchell had held prior conceptual discussions with the Board, and the Board had

given him their feedback. Mr. Hadik explained that Mr. Mitchell went and designed the subdivision and then submitted the plans and drainage report to Jeff Adler for review.

Mr. Hadik said that they have a package of letters in reverse chronological package that goes through all the engineering reviews. He noted that from a Town ordinance standpoint everything that Mr. Adler typically reviews has been answered to Mr. Adler's satisfaction. Mr. Hadik added that notwithstanding that, there are several other major issues the Planning Board must still consider. He said the subdivision application is complete enough for acceptance, however, as the Board moves forward they will still have several major issues to review. Mr. Hadik said the application is not something that can be remotely considered, in his opinion, to be approved tonight or at the next couple of meetings. He noted the review process will probably be a lengthy and protracted process.

Mr. Hadik informed the Board that they have three waiver requests from Mr. Mitchell. He added that they have gotten much public feedback about traffic concerns from the informational session held in Town, as well as, the Town of Candia's Planning Board meeting that must be addressed. Mr. Hadik said there are half a dozen significant traffic concerns; he stressed that there must be a traffic study. He said that they have just received a five-page letter that is just a preliminary review by the Southern New Hampshire Planning Commission (SNHPC.) He noted that the SNHPC has been notified officially by both Candia and Chester's Planning Boards that both Towns believe this is a subdivision of regional impact. Mr. Hadik explained that they must work through that process, adding that there are additional questions (issues) raised by the five-page review letter from the SNHPC.

Mr. Hadik gave a copy of the SNHPC preliminary review letter to Mr. Mitchell.

Mr. Hadik added that the Candia Planning Board has requested, both formally and informally, to have joint meetings to review this subdivision. He noted that the Chester Planning Board also has to hear back from the Chester Fire Chief and the Chester Police Chief about any issues about providing services. Mr. Hadik said that there has been a preliminary response from the Chester School Board; he said that the School Board has additional questions, and that they also support the need for a traffic impact study. Mr. Hadik noted that there are many documents that have come in very recently which the Planning Board must review, including the 15-page Candia Planning Board meeting minutes. He said that this meeting is obviously going to be continued, noting that there is a long laundry list, including answering the questions in the Candia Planning Board minutes about the RSA discussing the scattered and premature development. Mr. Hadik suggested that the Board review with the Town's land use attorney by asking for some case law to help them understand the RSA better.

Chairman Sullivan said that he agrees.

Chairman Sullivan asked if there was any more discussion. He called for a vote on Mr. Snyder's motion to accept and open. Motion approved, 5-0-0.

The Public Hearing was opened at 7:49pm.

Mr. Mitchell distributed plan sets to the Board.

Mr. Snyder asked Mr. Mitchell if he had presented this subdivision to the Candia Planning Board and if they were the same set of plans. Mr. Mitchell said he had presented this to the Candia Planning Board and that the plans were similar.

Mr. Mitchell introduced himself, adding that he is here on behalf of DAR Builders.

Mr. Mitchell reviewed the process to date, noting that they have gone before both Chester and Candia Planning Boards at various times dating back to last year. He said that this is the first Public Hearing in Chester.

Mr. Mitchell explained that they have one lot in Candia, which was reviewed by the Candia Planning Board. He said they submitted for a minor subdivision but because the Candia Board determined that it would be an application of regional impact, they decided it would be a major subdivision. Mr. Mitchell said that they must refile and go back to the Candia Board. He said that that process is a little bit longer, there is a preliminary process that must be acted on first and then it goes to file. Mr. Mitchell stated that everyone is on notice that that process is on-going.

Mr. Mitchell said that they have decided to have the traffic study performed, which is in the process of being done.

Chairman Sullivan asked for clarification on the Candia meeting. He asked Mr. Mitchell if the Candia Planning Board asked for the traffic study because of how the one lot in Candia relates to all of this (Chairman Sullivan indicated the set plans). Mr. Mitchell said that the front page of the plans shows the whole subdivision with the 60 lots. He said that everyone knows that all the traffic from the subdivision will exit on Crowley Road in Candia. Mr. Mitchell explained that there was a lot of discussion about the traffic and Crowley Road, but, from a technical standpoint we did need subdivision approval for that one three-acre lot in Candia. He said that the bigger thing is the access from these lots in Chester onto Crowley Road in Candia.

Mr. Snyder asked if had they not had the one-acre lot, would they still have had to go before the Candia Planning Board. Mr. Mitchell and Mr. Hadik explained why the applicant was required to receive approval from both Towns' planning boards, regardless.

Mr. Mitchell said that the plans have been reviewed by the Town engineer, noting they have the second review letter and have addressed the comments by Mr. Adler from the first letter. He said that they have submitted the application to the State for the wetlands' permit, as well as, submitted the application for the alteration of terrain (AoT) permit. Mr. Mitchell noted that both of those applications are in process and that they have received comments back from the State. He explained that the State is waiting for a little bit more documentation from DAR: the language for the conservation easement or deed - for the wetlands permit, and they need to answer some questions on who is responsible for the maintenance on the drainage improvements once they are finished – for the AoT permit.

Mr. Mitchell said that the road has all been staked out and the approximate front lot corners have all been laid out, so the State subdivision can be looked at by the State. He said that they have not submitted that yet because they need to get some formal process from both towns to verify they are actually in the works. Mr. Mitchell said that they do have subdivision approval for the lot in Candia, but the lots in Chester have not been submitted yet; he noted that the application fee is about \$18,000. He said that they are not

holding off, they just wanted to get the process going in both communities with a plan that works, before they submitted the application to NH DES.

Mr. Mitchell stated that, as he said earlier, they do have a traffic study underway. He added that they initially had a waiver request with the Chester Planning Board not to have a traffic study done; he then asked to withdraw the request for this waiver.

Mr. Mitchell explained that the application is for 60 single-family house lots, half of the lots would be three bedrooms and the other half would be four bedrooms. He added that all the roads would be curbed. Mr. Mitchell said that all the drainage would be a closed drainage system that would drain into the detention ponds and the treatment swales.

Mr. Mitchell said that the total acres that they had to begin with was 181 acres, with 60 lots of at least an acre in size, this will leave about 110 acres that will remain as the open space. He said that they have met with the Chester Conservation Commission on two occasions to discuss the options for open space and they have decided to deed the land and fee to the Town of Chester for conservation purposes. Mr. Mitchell explained that the language will be similar to other deeds that have been given to the Town of Chester. He said that they will be giving it back to the Conservation Commission for review again, as soon as they get some final wording. Mr. Mitchell noted that the State wanted to have some additional wording in the deed for protection of mammals, with biologists checking to make sure things are ok.

Mr. Mitchell reiterated that they have decided to go with a deed to the Town so that the land would not be owned by individual land owners, it would not be an association, it would be Town owned land. He explained that from an enforcement aspect if somebody is out there cutting down trees they do not own the property, the Town owns the property.

Mr. Mitchell said that they have two access points: one is coming off a 90-degree bend in Crowley Road down through here (he indicated the plans), and the other is coming through a lot that was created but never built on that has about one acre in Candia and two acres in Chester. He stated that the proposal that they have with the Town of Candia is that the roads and the drainage would be deeded to the Town of Chester. Mr. Mitchell noted that Chester will be maintaining the entire subdivision but also both the entrances (the road sections in Candia out to Crowley Road.)

Mr. Mitchell said he would be glad to answer questions.

Mr. Snyder asked about the Town of Chester owning the open space, and if the Conservation Commission is on board with owning the Open Space.

Ms. Deb Munson, Conservation Commission member, 382 Haverhill Road, said yes.

Mr. Snyder asked about the access that is in Candia being deeded to the Town of Chester.

Mr. Mitchell said that to have certain roads maintained by one town when the land is in an adjoining town is a common situation. This is accomplished through an agreement. He explained that in this particular case, the deed makes it more everlasting so it is not just an agreement between the two towns, it is actually deeded to the Town of Chester so the Town of Candia doesn't own it and has no interest.

When asked if the right-of-way was part of the Open Space by Mr. Snyder, Mr. Mitchell said that it was not part of the open space, that it was separate from the open space, but it does go through the open space.

Chairman Sullivan clarified with Mr. Mitchell that he is still making a request for two other waivers.

Mr. Mitchell confirmed they were still requesting waivers for two items. He said that the first waiver request is for Cape Cod berm curbing instead of the granite vertical curbing.

The Board and Mr. Mitchell discussed Cape Cod berm curbing.

Mr. Snyder made a motion to grant the waiver to allow Cape Cod berm curbing in lieu of vertical granite as per ordinance; Ms. Richter seconded the motion. Motion approved, 5-0-0.

Mr. Mitchell said that the second and the last waiver is a request for the driveways to slope towards the road at two percent. He explained the current regulations and he detailed why they are requesting the waiver.

Mr. Snyder and Mr. Hadik agreed that this waiver needed to be reviewed by Mr. Adler, and Mr. Oleson, the Chester road agent.

Mr. Snyder noted that this project goes back many years, he requested a review of the past decade of the project. Mr. Mitchell gave an overview of the project's history. He ended the review by saying that when this project is complete, that Crowley Road will be completely shimmed and repaved.

Mr. Hadik pointed out Mr. Mitchell had said that they were going to be working on the traffic study. Mr. Hadik requested the traffic study include addressing the six identified traffic concerns raised by Candia residents at the Town of Chester information session, the additional traffic concern regarding Brown Road, as well as the comments from the preliminary review by SNHPC. Mr. Mitchell said that he does know for certain that they already have in the scope of work to review Crowley Road, the intersection of Crowley Road and Chester Road (Candia Road,) the intersection of Crowley Road and Lane Road, and to review Main Street and Chester Road. He said that they had not decided to go out to Rt. 43 and Main Street, or Rt. 43 and Old Manchester Road, saying that those are both State roads. He noted that maybe something can be done.

Mr. Hadik said that according to what is in this letter, the intersection of Crowley Road and Chester Road/ Candia Road, there is a line of sight issue that absolutely needs to be addressed. He said that with a current trip rate of 160 cars per day increased by 571 cars per day, that line of sight issue must be addressed.

Chairman Sullivan invited Sylvia von Aulock, Executive Director SNHPC, and Tom Giffen, Chairman Candia Planning Board to join the Chester Planning Board at the meeting table.

Ms. von Aulock and Mr. Giffen joined the Board at 8:17 pm.

Mr. Giffen said that he will give a synopsis of where the application stands now with the Candia Planning Board and what the next step will be. He said that they received an application for a minor subdivision application. He said that the Candia Planning Board made the determination that this was a development of regional impact and that a minor subdivision application was not a good fit for the nature of the plan,

thus, they rejected the application that was originally submitted. Mr. Giffen noted that at this stage they expect to hear back from the applicant with a new application that would be more in line with what they require for a major subdivision, because now it incorporates what they will need to go through with due process, with a project of regional impact.

Mr. Snyder noted that this is the perfect area in which to coordinate between the two town's boards. He stated that they have a process and look for certain things, and they want to be sure they are not duplicating things, which is only fair to the applicant.

Mr. Giffen agreed.

Mr. Hadik said that they also want to avoid a situation where one Board assumes the other Board is taking care of some issue and then it doesn't get addressed.

Mr. Giffen said that Candia will exercise all due diligence. He stated that they don't have specific Town regulations on the books regarding developments of regional impact, therefore, they will be guided by the RSAs on the subject, and follow the normal due process. Mr. Giffen noted that, obviously, it would be premature and prejudicial to predict the results of that process, that he cannot do so. He added that he would like to see good open lines of communication between the two Boards: copy each other on minutes, copy information requests from the applicant and from the Board; he said that the minutes may be sufficient to do that but, that if anything happens outside the meeting, then copying them would be prudent. Mr. Giffen noted that they will do the same. He added that he thinks this will facilitate the process. Mr. Giffen continued saying that, of course, some of the (?) planning will be intimately involved because they are the Planning Commission that has jurisdiction over the development of regional impact.

Mr. Giffen pointed out that because of the nature of the water on the property, where it drains to, it may impact Raymond to some extent. He said that Candia has notified the town of Raymond of the existence of the proposed project. Mr. Hadik noted that when he saw Mr. Giffen's efforts he did not duplicate the process of notifying Raymond.

Mr. Snyder asked how they communicated to Raymond, and what they know.

Mr. Giffen said that they communicated via email. He said that Raymond has a copy of the plans that they received; they have been advised that it appears that the drainage from the property will affect a body of water in Raymond off Shattigee Road.

Mr. Snyder asked about traffic.

Mr. Giffen said that without seeing a traffic impact study it is impossible to say what the effect on Raymond will be. He said that it is conceivable that people might head through Raymond to get to some destination to the east. Mr. Giffen noted that he believed this would be part of the traffic study.

Ms. von Aulock introduced herself and noted that the SNHPC works with 14 communities, advising them and working with them on land use and transportation planning issues.

Ms. von Aulock explained that when a declaration of "Development of Regional Impact" is made technically, according to the RSAs, the SNHPC has the status of an abutter, mostly for notification reasons. She said that



their role is to review the plans at the “regional, 10,000-foot level,” and, on occasion, they will come down a little closer and get a little bit in the weeds, depending on the issue. Ms. von Aulock said that she may be sitting here as the director but she has an entire team behind her that has expertise in transportation planning, land use planning, and that they delve into multiple topics. She pointed out that she had already provided a preliminary review letter, and she is willing to provide her card and send her comments; she is happy meet with the applicant if anything is in question. Ms. von Aulock said that there is a lot of information here. She said that they put this together briefly in the last couple of days. She continued by saying that they have received phone calls from residents with concerns.

Ms. von Aulock said that they would love to see an aerial photo of the project area, with the proposal superimposed on it, with the water resources on the site. She said they would like to know the direction of the run-off so they can get a better understanding. Ms. von Aulock said that in the memo there are quite a few places that they don’t have enough information; they might have changed their mind or changed an opinion or added different comments if they had more information.

Ms. von Aulock said that in the memo they discuss the plan set, the traffic impact, and the traffic analysis. She noted that they get into the geometry of various roads and the sight-distance issues. She said that her staff went out and measured some of the sight-distances and there are some real concerns.

Ms. von Aulock said that they get into a little bit about boundaries. She explained about once finding an amazing historic boundary marker, that there may not be one on this site, but, if they exist, people would want to know about it.

Ms. von Aulock said they discussed the natural resources. She noted that they have access to a variety of other studies, and they mention those in the memo. Ms. von Aulock said that one of those studies is the 2015 State of NH Wildlife Action Plan that depicts this area as being pretty vulnerable and having quite a bit of wildlife. She said they talk a little bit about that and how the applicant might be more sensitive to that and provide a little bit more information about wildlife corridors, so if there can be a slight adjustment in anything to ensure that the wildlife corridors can remain intact, that can happen early in the process before they get into a final design.

Ms. von Aulock said that they talked about wetland impacts, and throughout there they also note numerous easements. She explained that there are four types of easements, as well as the no-cut buffer. She explained that when you start looking at those together, they have some concerns about the lots and they will ask for additional information. Ms. von Aulock said that some of it may be because of the way it is depicted on the plan, some concerns about how the septic reserve areas are shown, and what else is going on, on the site.

Ms. von Aulock said that before her time at SNHPC, the Commission did a source water protection plan for the Town of Chester; they looked at the availability of water; she noted that that is discussed in the preliminary review letter. She said that there is some concern about the yield probability being a bit low in this area of Chester. Ms. von Aulock said that it makes some sense to talk to the applicant and raise that concern.

Ms. von Aulock said that this was just a quick review.

Chairman Sullivan asked Ms. von Aulock what she typically sees as a trigger for a review by SNHPC, a 30-lots, 60-lots, or does the configuration of the subdivision have no bearing. Ms. von Aulock said that it can be a site plan, it doesn't have to be a subdivision plan. She noted that they were called into Raymond a year and a half ago and that project had nothing to do with a subdivision plan. Ms. von Aulock said that each applicant and application is very specific and in this case, they are sort of at the headwaters. She said if you put on your "watershed protection" hat, this is sort of the headwaters of the Exeter River, this is Fordway Brook. She noted that it is off the site, she would like to see the plan at 500 scale so one can see what is going on because it is not just what is going on, on this site; the question is are there impacts off the site. Ms. von Aulock said that she is sure that the applicant means to ensure that this is a beautiful subdivision and everything is taken care of, however, it is SNHPC's job as the regional planning commission to look at what is going on, what might go on, and how can it be prevented from impacting offsite.

Mr. Snyder said that they are appreciative of the thought that has been put into the preliminary review memo, noting that Ms. von Aulock enumerated many great concerns. He asked how those concerns get converted into change and action; he asked if it is their responsibility to follow the SNHPC advice in the memos, do they work directly with the applicant, how do they know when they have made progress and everyone agrees that they have a good sound plan.

Ms. von Aulock said that there is a variety of wants and needs here: an applicant that would like to create a plan he would like to sell to future home owners, abutters who want to ensure that their homes are not impacted in any way, and, the need for the communities to be sure that they are not burdened with a road that cannot handle this impact. She explained that they are quite willing to work in any way you would like to, noting that this is one of the first times she has seen more than one planning board working with another planning board. Ms. von Aulock noted that it is typically difficult for multiple boards to work together.

Ms. von Aulock said that there are budget constraints. She said that these are recommendations that the Conservation Commissions in both Towns will be interested in reviewing. Ms. von Aulock said she remains positive that people will get what they want as close to possible with as little impact as possible.

Ms. von Aulock explained that the SNHPC has an advisory role.

Chairman Sullivan and Ms. von Aulock discussed abutter impact and agreed that the goal is to minimize impact to the abutters.

Ms. von Aulock reiterated that the SNHPC needs more information about the drainage and run-off impact; she noted that this is the first she has heard about the potential runoff impact to Raymond.

Mr. Mitchell said that the drainage report has been done, reviewed by DuBois and King and the State.

Mr. Hadik explained that this subdivision will be reviewed by the newly approved Chester Technical Review Committee (CTRC) to provide feedback from the Chester Police Chief, Fire Chief, Road Agent, Building Inspector etc.

Ms. von Aulock and the Board discussed the driveway slope regulations.

Chairman Sullivan asked for any Public comment.

Mr. Steph Landau, 662 Candia Road, stood to speak at the meeting. He first asked that the speakers and microphones be checked; he noted that those in the back of the audience could not clearly hear the Board speaking. Chairman Sullivan noted that that sound issue would be addressed.

Mr. Landau had a few comments and questions. He thanked Ms. von Aulock for mentioning historical Town boundary markers; Mr. Landau said that he is aware of two historical Town markers, one of which is on the corner of this property.

Mr. Landau asked what the frontage is on the lots. Mr. Mitchell stated that they are between 130 to 150 feet. Mr. Landau asked the Planning Board to check with the Town's attorney; he was concerned that by the Town's acceptance of a deed for the 110 acres of open space, it might subvert the Town's lot-size regulations. Mr. Snyder agreed there might be a catch-22 situation. He said that Mr. Adler said that it meets the regulations. Mr. Landau said that he is just asking for the opinion from the Board's attorney, saying he knows what has occurred in the past.

Mr. Landau asked that Candia Road in Chester be included in the traffic study. Mr. Snyder said that that would be included in the traffic study.

Mr. Landau said that he and his wife own one of the abutting properties. He explained that Norton Pond would be affected by the development and that the pond is entirely in Raymond. Mr. Landau said that Raymond should be included in the discussion about the subdivision.

Mr. Boyd Chivers, Depot Road, Candia stood to speak at the meeting.

Mr. Chivers asked if there had been any consideration of providing access to the development through two continuous parcels of land owned by Chester; he explained that Chester is the primary beneficiary of the subdivision so should use their own resources to provide the access to the development eliminating the need to use Candia's Crowley Road. Chairman Sullivan said that the process is in the beginning stages and that they need to get the traffic study done. Ms. Richter pointed out that the parcels are Town owned land, meaning conservation land; she noted that she didn't think they could use that land even if that was what they wanted.

Chairman Sullivan said that they intend to work with the Town of Candia's Planning Board and nothing will be decided on overnight. Mr. Snyder added that he hopes all the people keep coming to the meetings. He said that the Board is very receptive to public input.

Mr. Chivers asked if the Town of Candia will receive any of the impact fee funds, slated to be paid to Chester, to defray the expenses associated with the additional traffic on Crowley Road. Chairman Sullivan said no, that when this has happened in the reverse, they have not received any funds.

Mr. Chivers explained that Crowley Road has a very narrow right-of way and that the residents on Crowley Road have concerns about this.

Mr. Snyder asked the Candia Road Agent Dennis Lewis for his input.

Mr. Lewis said that Crowley Road is one of the Town's first roads with a very narrow right-of-way and is very winding. He said that the road has numerous sight-distance issues. Mr. Lewis said that they have done a lot of studies and engineering for the last two subdivisions that went in ten years ago, and that the upgrades that came out of those studies were the maximum that they could get out of the right-of-way. He said that the stone walls run very close to the road, and those walls are someone's boundaries. Mr. Lewis said that there are many issues with determining if those walls are in the correct place.

Mr. Lewis said that the worst sight-distance issue on Crowley Road is when you are coming up Lane Road to turn onto Crowley Road. He explained that there is a sharp turn in the road, a lot of trees and a stone wall that follow the edge of the field which would have to be removed to gain sight-distance. Mr. Lewis said that many of the trees are on the inside of the wall, so they are on private property.

Mr. Lewis addressed deeding the right-of-way into the subdivision. He said that he thought that Chester should get the deed, so that they maintain the right-of-way.

Mr. Lewis explained that the road is very difficult to plow for snow, the snow rolls back into the road and the road gets dramatically narrower in winter. He said that the decision of the bus company for Candia currently is to not have the school bus go down the road.

The length of the road was discussed.

Mr. Giffen asked the road agent what is the narrowest part of Crowley Road. Mr. Lewis said that the narrowest part of Crowley Road is 18 feet wide, not quite midway headed towards Lane Road.

Ms. Elizabeth Kruse, New Boston Road, Candia, stood to speak and identified herself as a member of the Candia Conservation Commission.

Ms. Kruse asked if the Open Space, which is to be deeded to Chester, will be open to the Public. She asked what the purpose of the area will be, and who will hold the easement. Mr. Hadik explained that if the Town owns the deed to the land then Rockingham County Conservation District would hold the easement and the perform the monitoring of the property. He said that the easement would be for low impact use of the property and would allow public access.

Ms. Kruse said that a land trust typically does not accept easements on out-areas on land that gerrymander around, so she has concern about the out areas that marble in and out of the housing lots that are proposed. She said that the purpose of the outer area, if it is for wildlife habitat, then you are defeating the purpose. Chairman Sullivan pointed out that the land is not trapped land, with fences surrounding the land; the wildlife can move between other parcels. Ms. Kruse said that although wildlife can still move, they are not encouraged to do so by the nature of the configuration. She said that she hopes that there is some attention given to the existing wildlife corridors.

Ms. Kruse asked what the impact of the individual septic systems and the artisan wells will have on the aquifer and the water table; she asked for an analysis of that impact.

Mr. Mitchell said that the Open Space that they have is proposed to be open to the Public, not just Chester, but Candia. He said that the deed to the Town for the land is for conservation purposes. Mr. Mitchell explained that the primary goal is for conservation purposes, so there would be protections and restrictions.

He noted that they can't harvest trees for a managed timber cut, they can only cut trees if it is beneficial to the wildlife and the habitat, or present a safety hazard.

Mr. Mitchell said that he has talked with the Bear Paw conservation people who hold the easement across the street on Crowley Road in Candia and the Southeast New Hampshire Land Trust to see if they would have an interest in holding this Open Space easement, and although they work with large parcels of land easements, they both indicated that they don't get involved with Open Space easements.

Mr. Mitchell reiterated that the land would be open to the Public, non-motorized vehicles, with restrictions: hunting and the discharge of firearms would not be permitted.

Ms. Deb Munson, Haverhill Road, Chester, asked how long it will take to complete the development. She asked if there would be massive trucks coming in and out of the development hauling materials.

Mr. Mitchell said that the development would be completed in three phases, with a time frame he said of no shorter than three years. He said that maybe the roads get built in three years, however, all the houses will not get built in three years.

Mr. Mitchell said that most of the materials that they will need onsite will come out of the road cuts, creating a balance situation regarding fill requirements. He said that they do not anticipate trucks coming in and out to haul materials. Mr. Mitchell added that when it comes time to gravel and pave the road, there will be trucks coming in to do that.

Mr. Royal Richardson, Chester School Board, stood to speak.

Mr. Richardson asked how the school buses will access the road during the first phase.

Mr. Mitchell said that that is something on which they can work with the School Board until the road is a through-road. He noted that there will be a hammerhead at the end of the first phase of the road, but acknowledged that he didn't know if a school bus could turn around. Mr. Mitchell said that the people using the school bus in Chester may have to come out to Crowley Road until the bus can turn around. Mr. Richardson said that he had talked to the Superintendent of SAU 15 who said that they don't allow busses to turn around on Crowley Road, the road is too narrow. Mr. Richardson explained that unless the road is built as a loop, absent a second exit, there must be an area there that is large enough to turn around. He noted that they don't want thirty or forty cars parked at the end of the road with people dropping their kids off in the morning (parents don't want to drop their kids off at the end of the road and leave them in the dark in the middle of winter, so they all would be parked there.) Mr. Richardson said that they really need to think things through as to how they are going to deal with the transportation of the children out of this subdivision, even during phased development.

Mr. Richardson asked if the school would be invited to be part of the CTRC review. Mr. Hadik said yes.

Mr. Jason Gustin, 161 Crowley Road, Candia, stood to speak.

Mr. Gustin noted that he is at "ground zero." He asked from where the numbers came of an increase of 356 percent from 160 cars per day to 571 per day. Ms. von Aulock said that the numbers came from the SNHPC transportation planners. She read, "...at build-out the proposed Crowley Woods subdivision would result in

60 new single-family dwelling units. According to the Institution of Transportation Engineers, the average trip generation for single-family detached housing units on a weekday is 9.52 trips per unit.” She said that that is the reference that they use, to Google it the acronym is ITE. Ms. von Aulock said that that would give Crowley Woods at build-out 571 trips per day. She said that the 160 was based on a traffic count that they had recently done (earlier in 2017.)

Mr. Gustin said that Crowley Road is one of Candia’s oldest roads and designated a scenic road. He referenced Chester’s Master Plan, “to implement new scenic roads and preserve current scenic roads,” stating that it is a concern that they are putting 356 percent more cars per day on that road. An audience member added that this is definitely a scenic road.

Chairman Sullivan said that they would follow the same process, due diligence regardless of where the road came out, Chester or Candia.

Mr. Snyder made a motion to continue the Public Hearing for subdivision application by the DAR Builders, LLC 305 Massabesic Street, Manchester, NH, 03104, for a 60-lot subdivision of Map 11, Lots 30 & 30-7 off Crowley Road, Candia, NH, until August 9, 2017 at 7:15 pm; Ms. Richter seconded the motion. Motion approved, 5-0-0.

The Public Hearing was closed at 9:21 pm.

Mr. Snyder made a motion to accept subdivision application by Tucker Bay Trust, 37 Coulthard Farm Road, Scarborough, ME, 04074, for a 2-lot subdivision of Map 7, Lot 21 on Candia Road, Chester, NH, and open the Public Hearing; Mr. Sederquest seconded the motion. Motion approved 5-0-0.

The Public Hearing was opened at 9:27 pm.

Mr. Kevin Hatch, owner of Cornerstone Survey Associates, came before the Board on behalf of Tucker Bay Trust. He distributed the subdivision plans.

Mr. Hatch said that the design itself is identical. He noted that a couple of the notes changed and that he added the drainage plans on sheet #3 and #4 to satisfy Mr. Adler’s comments.

There was discussion about the correct address. Mr. Hatch said he would correct the title block.

Mr. Hatch explained that the one lot is being divided into two lots: 6.48 and 6.47 acres each. He said that they have gone to the zoning board and received a variance for the common driveway, and for it to be allowed to pass through the side setbacks of the two lots. The variance was included as part of the application.

Mr. Hatch reviewed the plans with the Board.

Mr. Hadik noted that the plan still need a wetlands’ soil scientist seal. Mr. Hatch agreed.

The Board, Mr. Hadik, and Mr. Hatch discussed recording the mylar, and how many sheets would be needed. Mr. Hadik noted that if only one sheet was going to be recorded, then the rain garden should be mentioned in the notes on the mylar, and the location should be shown on the mylar. The Board agreed.

7-12-17 – These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

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649 Mr. Hatch said that in two weeks he will have a mylar with the signed wetlands' soil scientist seal.

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651 Mr. Snyder made a motion to continue the Public Hearing for subdivision application by Tucker Bay Trust,  
652 37 Coulthard Farm Road, Scarborough, ME, 04074, for a 2-lot subdivision of Map 7, Lot 21 on Candia Road,  
653 Chester, NH, until July 26, 2017 at 7:15 pm; Ms. Richter seconded the motion. Motion approved, 5-0-0.

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655 **Adjournment**

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657 Mr. Snyder made a motion to adjourn the meeting; Ms. Richter seconded the motion. Motion  
658 approved, 5-0-0.

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660 The meeting was adjourned at 9:55 pm.

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662 Respectfully submitted,

663 C. Molly Qualters

664 Recording Secretary