

10-11-17 – These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester
Planning Board Meeting
Wednesday, October 11, 2017
Municipal Complex
Approved Minutes**

Members Present

Evan Sederquest, Vice Chairman
Elizabeth Richter, Member
Richard Snyder, Member
Cass Buckley, Ex-Officio

Members Absent

Brian Sullivan, Chairman
Michael Weider, Member
Aaron Hume, Alternate Member
Jacob Weider, Alternate Member

Staff Present:

Andrew Hadik, Planning Coordinator

Others Present at Various Times

Saul Levesque, 29 Crowley Road, Candia, NH
Eric Mitchell, Eric Mitchell & Associates
Joseph & Maureen Moore, 185 Crowley Road, Candia, NH
Deb Munson, Conservation Commission, Chester
Chuck Myette, Chairman Conservation Commission, Chester
Others unknown to this recording secretary

Vice Chairman Sederquest called the meeting to order at 7:22 pm.

Meeting Agenda

General Business

- Review and sign invoices and time sheets.
- Review and approve minutes for 10/4/17.
- Review draft conditions of approval.

7:05 PM – Appointments

None scheduled.

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7:15 PM – 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, Lots 30 & 30-7 off Crowley Road, Candia, NH.

Future Meeting Dates:

October 25, 2017- CIP update
November 1, 2017 – CIP update
November 8, 2017 – CIP update
November 22, 2017 - ?

Review and approve minutes for October 4, 2017.

The Board reviewed the minutes for October 4, 2017.

Mr. Snyder made a motion to accept the minutes of October 4, 2017 as written and presented; Mr. Buckley seconded the motion. Motion approved, 4-0-0.

7:15 PM – Public Hearings

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, Lots 30 & 30-7 off Crowley Road, Candia, NH.

Mr. Snyder made a motion to open the Public Hearing for the subdivision application by 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.; Ms. Richter seconded the motion. Motion approved, 4-0-0.

The Public Hearing was opened at 7:24 pm.

Mr. Hadik noted he had put a digital version of DAR's traffic study, and the DuBois and King internal review memo regarding the engineering study, on the Planning Board website. He said he had received a review letter via email from SNHPC right before the meeting with their "Comments on 'Tanglewood' (Crowley Woods) Subdivision Traffic Impact and Site Access Study," which he distributed to the Board and made available to the Public at the meeting.

The Board reviewed the SNHPC review letter, "Comments on 'Tanglewood' (Crowley Woods) Subdivision Traffic Impact and Site Access Study." (See Chester Planning Board website.)

Mr. Hadik reviewed the DuBois and King review memorandum. (See Chester Planning Board website.)

Mr. Hadik and the Board noted that DuBois and King and SNHPC agreed that the traffic study did not go into enough detail.

Mr. Mitchell joined the Board at the meeting table at 7:34 pm.

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Mr. Hadik asked Mr. Mitchell to address the Crowley Woods (Tanglewood Drive)/east access intersection sight distances.

Mr. Mitchell said that there will be a three-way stop at the intersection of Crowley Road and the access road to the east.

Mr. Hadik asked if there were any sight-distance measurements at this intersection.

Mr. Mitchell said that they can do a sight-distance measurement at that intersection. He said that right now without the stop sign, one cannot see around the 90-degree bend in the road, which is why they plan to put in a three-way stop sign at this location.

Mr. Hadik noted that the three-way stop would have to be detailed on the final plan along with certification that the sight-distance is appropriate to that three-way stop sign scenario.

Mr. Mitchell said that the three-way stop is on the plan, but he isn't sure about the certification of the sight-distance profiles. Mr. Mitchell said that he will get that information (the three-way stop sight distance profiles) to Mr. Adler.

Mr. Hadik, referring to the SNHPC comments on the traffic impact study "Regarding the Consideration of Other Approved and Pending Development", pointed out that there are concerns that the traffic impact study is very localized and doesn't consider other approved or pending development that could affect the study area. He noted that there should be certification or a conclusion that the concern has been reviewed on a regional three-town impact basis, because of the potential cumulative effect, and should be included in the traffic study.

Mr. Mitchell said that the study does project out for a ten-year period to 2028 based on formulas of traffic, not on pending or approved developments in the next year or two. He said that they can review specifically what other projects are being considered in Chester to provide a more localized review of the traffic coming from Chester.

Mr. Hadik, referring to the SNHPC comments on the traffic impact study "Regarding the Trip Distribution Methodology Presented in the TIAS," said that the Traffic Impact and Site Access Study (TIAS) is using work destination data from the 2000 US census for estimating trip distribution to/from the site. Mr. Hadik noted that the SNHPC has census data available from 2015 and that they found that there is a difference in where people work now versus in 2000. Mr. Hadik said that the SNHPC report is concerned that the TIAS may be systemically overestimating trips via Lane Road (south) and Candia Road (south), while underestimating trips to/from NH Route 101 via Candia's Main Street (west) because of the older data. He said that they need to hear back from the traffic study engineer to be sure his assumptions are not out-of-date because he is using data that is obsolete.

Mr. Mitchell said that he will give the traffic engineer the information and the report from the SNHPC to review and to address. He said that if the census data is too old the engineer will use the current data and will address the information in a revised report.

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Mr. Hadik pointed out that the TIAS does not address two intersections: Route 43/Main Street intersection and Route 101/Route 43/Old Manchester Road intersection. He said that that was a concern that SNHPC had raised.

Mr. Hadik noted that two other issues are the sight-distance issues, especially at the Candia/Chester Road and Crowley Road intersection. He noted that the sight-distance needs to be confirmed and verified even with the new design of a 90-degree angle with the removal of the telephone pole and triangular island.

Mr. Mitchell said that the applicant is addressing what can be done to improve the sight-distance issue at the intersection of Candia/Chester Road and Crowley Road.

Mr. Hadik pointed out that the Board, DuBois and King, and SNHPC traffic engineers are all concerned about the narrowness, the lack of snow storage space, and clearing brush six feet back from the road and reclaiming the shoulders of Crowley Road. He said that DuBois and King is recommending a minimum travel width of 20 feet. Mr. Hadik said that the travel width varies from 18 to 20 feet, within a 33-foot right-of-way.

The Board discussed Crowley Road; they noted that the road has many rock walls which make it difficult to widen the road more than it already is.

Mr. Hadik asked if Mr. Mitchell what comments they have to address those concerns of Crowley Road.

Mr. Mitchell said that they will be working very closely with the Candia Road agent about specific improvements. He noted that they have agreed to shim and overlay the entire length of Crowley Road. Mr. Mitchell said that if they can make limited sections of the road wider while they are doing this work, they will widen the road where they can.

Mr. Snyder requested that the Candia Road Agent give affirmation to the Chester Planning Board that he is satisfied with what is being done with Crowley Road.

Mr. Hadik inquired about coordinating another joint meeting with the Chester and Candia planning boards.

Mr. Mitchel explained that their application, the preliminary application, will be heard in Candia on November 15th. He said that they would like to make all the necessary changes to the “punch list” items and have them reviewed by DuBois and King. Mr. Mitchell said that they would come back to the Chester Planning Board the week after the Candia meeting with project specific items already reviewed by DuBois and King.

The Board agreed that they would attend the Candia Planning Board meeting on November 15th.

The Board agreed to hold their last meeting of the month on Wednesday, November 29, 2017.

Mr. Hadik noted that he is already working on the Conditions of Approval for this subdivision; he explained that the CoA will be very lengthy, complicated and detailed. He asked the Board if they want to include in the CoA the specific improvements to Crowley Road.

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Mr. Snyder said he would like a specific plan of improvements to Crowley Road included in the CoA. He explained that this plan would be a map of Crowley Road with the sight-distance issues and solutions shown. Mr. Snyder noted that just saying, "We will improve Crowley Road to satisfy the concerns that have been raised during the Public Hearing process.", would not be enough, the CoA would need more specificity of Crowley Road improvements.

The Board agreed that collaboration between Candia and Chester is necessary before the CoA can be completed.

Vice Chair Sederquest called for Public Comment at 8:02 pm.

Mr. Saul Levesque, 29 Crowley Road, Candia, NH, came before the Board and spoke.

Mr. Levesque noted that the intersection of Lane Road (Raymond) / Crowley Road has a very limited sight-distance. He said that he thought that the traffic study overlooked, dismissed, or minimized many issues including that intersection.

Mr. Levesque noted that at the Candia Planning Board meeting Crowley Road's width had been discussed and it had been stated that Crowley Road had already been widened as much as possible.

Mr. Hadik noted that Crowley Road and any proposed improvements are in the purview of the Candia Planning Board, but that his opinion is that the road should at least be wide enough to handle a Town school bus and a plow truck passing each other during the winter.

Mr. Levesque said that not everyone wants to widen the road.

Mr. Buckley agreed that not everyone wants the road widened; he said that people may drive faster on a wider road.

Mr. Joe Moore, 185 Crowley Road, Candia, NH, came before the Board at 8:09 pm.

Mr. Moore said that there are many pedestrians walking, bicyclists biking, and horse and riders using Crowley Road. He noted that without sidewalks and an increase in cars, pedestrians and bicyclists on Crowley Road there will be no safe travel.

Mr. Buckley noted that clearing the brush on the sides of the road could cause drivers to go faster on the road.

Mr. Snyder made a request for two additions to the traffic study: Lane Road (Raymond)/Crowley Road intersection (particularly understanding that people who work in Portsmouth will travel this way), and an acknowledgment of the relationship between paving a road and traffic speed increase.

Mr. Hadik asked Mr. Mitchell to see that the DuBois and King and the SNHPC reviews be given to the traffic engineer handling the TIAS, and to ask for the engineer to address the comments, concerns, and issues by both reviews.

Mr. Mitchell nodded his head in the affirmative.

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Mr. Snyder noted that they also want the feedback from the Town of Candia.

Mr. Moore asked what is the maximum number of cars that the traffic report identifies that Crowley Road can handle; he asked if there is a number of cars that if reached becomes the deciding factor of there being too many cars to be safe.

The Board said that the traffic study doesn't identify a number of cars that would be too many for the road.

Ms. Deb Munson came before the Board and spoke at 8:21 pm.

Ms. Munson noted that there are many developments in Chester all of which feed into the two main arteries by which they can access the schools: the intersection of 102/121 and Lane Road/102; she said that the traffic study does not address the impact of the Crowley Woods development on those intersections. She said that the study does not consider the number of people with children driving the only road to Chester Academy and Pinkerton Academy.

Mr. Snyder agreed saying that the traffic study does not address the impact of the Crowley Woods development on the already terrible (congested) intersections in Chester. He said that those intersections should be included in the traffic study.

Ms. Munson said that she thinks that Brown Road may also be impacted by the increased traffic on Crowley Road.

Mr. Hadik addressed the Brown Road issue saying that any dramatic change to the Brown Road intersection would impact private property and wetlands; he noted that he didn't think it could be reengineered to create a four-way intersection with Crowley Road and Candia Road without significant expense.

Mr. Hadik said that he would ask Nate Miller, executive director of SNHPC, if they could generate an estimate in number of vehicles for the intersections of Candia Road/121, Lane Road/102, North Pond Road/102, and 121/102.

After some discussion by the Board about the need for widening the scope of the traffic study, they agreed to have Mr. Hadik seek out the information.

Mr. Hadik reviewed other issues on the "Crowley Woods/Tanglewood Subdivision Issues" document. He noted that it has already been agreed that instead of a hammerhead there will be a temporary cul-de-sac that will be fully bonded; these conditions will be part of the conditions of approval.

Mr. Hadik asked Mr. Mitchell about the specific phases.

Mr. Mitchell noted that there will be three phases: Phase I – the first half of the loop road coming in from the eastern most entrance on Crowley Road, Phase II – the second half of the loop road back out to the westernmost entrance on Crowley Road, and Phase III – the cul-de-sac road off of the loop road.

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Mr. Hadik asked Mr. Mitchell what the status is of a full review by a licensed FPE (issues: number of cisterns, sprinkler systems, water sources).

Mr. Mitchell said that they will revise the plans based on the comments at the meetings to show the temporary cul-de-sac, put the phases on the plans, and give an overall plan that SNHPC requested; the revised plans will be submitted to DuBois and King and them (Candia Planning Board?) at the same time.

Mr. Hadik pointed out that the CFD has strongly recommended that the cistern(s) should be installed, tested, and certified fully operational prior to building permits are issued.

Mr. Mitchell said that they had met with the Fire Department and had agreed to cistern(s) installation, testing, and certification as fully operational prior to the issuance of the building permits.

Mr. Mitchell said that they have talked to the Chester Fire Department and Candia about the mutual aid issue and he will get a letter stating they agree.

Mr. Mitchell said that they have talked with the bus company, and the Derry ambulance service. He said that he would get documentation from each of these establishing what their role is and will be.

Mr. Mitchell spoke to the environmental issues. He noted that he had told Mr. Myette that he would give Mr. Myette a drainage report with the pages marked indicating the differences. Mr. Mitchell said that the Conservation Commission should review that report.

Mr. Chuck Myette, Chester Conservation, Fremont Road, Chester, came before the Board at 8:42 pm.

Mr. Myette addressed the issue of culverts and engineering designs on a planning scale to handle the cumulative effect from the new developments on the infrastructure, including planning for 50 and 100 year floods. He noted that they need to understand and address what the net gain and distribution of run-off to where it may be critical in our Town. Mr. Myette said that he would like to promote a zero-run-off leaving the properties, but if that is not possible, then they must consider what is in the run-off, what is the impact in quality, what are the buffers, and what is the total cumulative effect to the “pinch points” in Town.

Mr. Myette and the Board discussed providing an extra level of protection to the sensitive areas, such as, the rare Black Gum Swamp, by engineering to divert run-off to other areas instead, and mitigating the run-off to the sensitive areas.

Mr. Snyder requested that, based upon the knowledge that they have available about the sensitive environmental areas, including the Prime Wetlands study that had been done for the Town, Mr. Mitchell should review the prime wetlands study to see what run-off mitigation can be done.

Mr. Mitchell said that he would review the environmental information that the Town has.

Mr. Myette noted that the conservation easement needed to be recorded at the same time as the plans are recorded, along with a footnote on all the properties that touch the easement property.

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Mr. Myette, Mr. Hadik, Mr. Mitchell and the Board discussed certain conditions on the easement by the State. He said that the State has said that any cutting must be only for wildlife improvement, that the easement states “No Hunting,” and that there must be the necessary monumentation to be clear that this is Town owned land.

Mr. Mitchell addressed the issues noting that they would reach out and find out about the wildlife habitat protection as it applies to any forestry tree cutting. He said that they would remove the “No Hunting” condition from the easement.

Mr. Myette, the Board, and Mr. Mitchell discussed Public access to the Open Space. He said that providing some place to park cars for the residents to access the space would be helpful. Mr. Myette noted that he would check with Mr. Hume to see if he had mapped out any trails in the Open Space.

Mr. Hadik noted it would be nice if the two ends of the loop road could be connected via a trail parallel to, and behind, the lots bordering Crowley Road. He also asked about the possibilities of trailheads (entrance points) between the lots so the public could access the Open Space. Mr. Mitchell said there were potential locations, and he would show the Commission any available space that would be practical on which to build trails to provide Public access to the Open Space.

Mr. Mitchell said that they have signs that say “Town Owned Conservation Land” that they will put up.

Vice Chair Sederquest asked for any remaining Public comment.

There was no Public comment.

Mr. Snyder made a motion to continue 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, Lots 30 & 30-7 off Crowley Road, Candia, NH to November 29, 2017 at 7:15 pm; Mr. Buckley seconded the motion. Motion approved, 4-0-0.

Adjournment

Ms. Richter made a motion to adjourn the meeting; Mr. Buckley seconded the motion. Motion approved, 4-0-0.

The meeting was adjourned at 9:11 pm.

Respectfully submitted,

C. Molly Qualters

Recording Secretary