

3-1-17 – These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester
Planning Board Meeting
Wednesday, March 1, 2017
Municipal Complex
Approved Minutes**

Members Present

Brian Sullivan, Chairman
Evan Sederquest, Vice Chairman
Elizabeth Richter, Member
Aaron Hume, Alternate Member

Members Absent

Cass Buckley, Ex-Officio
Richard Snyder, Member
Michael Weider, Member

Staff Present

Andrew Hadik, Planning Coordinator

Others Present at Various Times

Sylvia von Aulock, Deputy Executive Director, Southern NH Planning Commission (SNHPC)

Chairman Sullivan called the meeting to order at 7:00pm.

Chairman Sullivan announced that Aaron Hume was the Alternate for Mike Weider this evening.

Agenda

General Business

- Review & sign invoices & time sheet.
- Review & approve minutes for 2/22/17.
- Review drafts of the following zoning amendments:
 - Article 2 – Add – definition for Storage Containers
 - Article 4.14 – Add - Storage Containers
 - Article 4.15 – Add - Fences
 - Article 6.9.4 – Amend by Deletion – Unit Density Bonus for Public Access
 - Article 6.8.4.6 – Amend by Addition – Allow Public Access to existing trails.
 - Article 10 – Amend - Various subsections to comply with approval deadlines in RSA 676:13 III and the 2009 IRC R105.5.
 - Article 14 – Amend - To require all new dwelling units to be subject to impact fees.
- Review and discuss if there is a site in Chester worth applying for a groundwater remediation grant?

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- FYI FEMA Flood Mapping (MAP – Mapping, Assessment & Planning) letter.

7:15 Appointments

Sylvia von Aulock, Deputy Executive Director, to present SNHPC's Complete Streets Toolkit pilot program.

7:45 Public Hearing

None.

Future Meeting Dates:

- March 8, 2017 -- Review final drafts of Zoning Amendments
- March 22, 2017 – Public Hearing Zoning Amendments

Review and approve minutes of 2/22/17

The Board reviewed the minutes from 2/22/17. Mr. Sederquest made a motion to approve the minutes dated 2/22/17 as written; Ms. Richter seconded the motion. Motion approved, 4-0-0.

Sylvia von Aulock – Complete Streets Pilot Program

Ms. von Aulock provided a PowerPoint overview of SNHPC's Complete Streets Pilot Program. Last Summer, the communities of Frankestown, Deerfield, and Windham received individualized solutions to the traffic-related issues of a specific area within each town.

Stakeholders and involved citizens were invited to identify problem areas and devise possible solutions, which received approval from necessary parties (i.e. BOS) before trial solutions were implemented and then tracked. For example, in Frankestown, a spray-chalk crosswalk was placed where one had been historically (prior to being paved over) so that pedestrians could safely cross between a church and its parking lot. Tracking illustrated that changes in vehicle behavior were quite favorable, even for the short trial period of one (1) day.

The aim of the Complete Streets Pilot Program is to prove the usefulness of the modification(s) in question, so that invested parties (i.e. DOT, local authorities, citizens, etc.) realize the benefit(s) for the greater good. Ms. von Aulock mentioned that she had been invited by Dick Trask, BOS Vice Chair, to try to engage participation in any such programs available to the Town to this end.

The various measures put forth by the Pilot Program in the three (3) towns were briefly discussed. Chairman Sullivan wondered how effective the placement of "Sharrows" have been in promoting safety and harmony among bicyclists and motorists. Ms. Richter could see how placement of fog lines in cul-

de-sac subdivisions and other back roads had the potential to undermine some residents' perception of what it is to live in the country.

Ms. von Aulock announced that funding would be available (through the end of June) for Chester to participate in a similar demo project; and that she would be happy to collaborate with the Planning Board and Road Agent, etc., to determine some possible starting points. Ms. von Aulock gave a brief overview of the Complete Streets Toolkit feature available on SNHPC's website and encouraged the Board check it out.

It was suggested that Ms. von Aulock attend a Highway Safety Committee meeting prior to June. Mr. Hadik thought that Webster Lane and the Halls Village /Town Farm area may be a good project candidate since it's already used to bypass the center of Town; ever-increasing traffic flow is forecasted due to the imminent construction of the I-93 Exit 4A. Chairman Sullivan mentioned the "East Derry Road Theory," in which roads needing repair seem to effectively keep vehicle speed down.

Mr. Hadik also suggested Fremont Road (perhaps between Meadow Fox and Jennifer) as a possible area of interest; Ms. von Aulock added that the Project limited demo areas to one thousand (1,000) feet in length. Chairman Sullivan and Ms. Richter both saw potential in exploring strategies to encourage harmony among vehicles, bicyclists, and pedestrians. Ms. von Aulock suggested thinking of a subdivision to make walkable, or perhaps adding a crosswalk in a busier area.

Ms. von Aulock departed the meeting at 8:00pm.

Zoning Amendments -- Draft Review

A draft of the proposed Zoning Amendments was distributed and reviewed by the Members of the Board. Mr. Hadik explained that the addition of the definition of storage containers to Article 2 was driven by Building Inspector Bunker's experience in other towns with the use of things like old buses for storage. It was noted that whether a structure is permanent or temporary is dependent on the construction of said unit (see proposes Article 4.14.) For example, some cheap hoop-tents are not warrantied by the manufacturer beyond six (6) months; these would not be allowable by permit as permanent structures.

It was confirmed that none of the proposed zoning amendments would be applied retroactively; Chairman Sullivan wondered how one might prove that a storage container was preexisting--Mr. Hadik noted that the burden of proof lies with the Owner. Chairman Sullivan saw the potential benefit of preventing or controlling nuisance situations; but foresees difficulty in that the expense of screening could far exceed the cost of a storage container. Ms. Richter felt this was a useful exercise in the spirit of proactivity, having the potential to nip aesthetically displeasing situations in the bud. Mr. Hadik noted that there comes a point where the combined costs of a storage container and the required screening would indicate to the Owner that a shed (Accessory Building) would be a more cost effective solution.

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Mr. Hadik noted that one important aspect of this zoning amendment was to prevent “eyesore” situations from developing that might devalue the abutter’s properties.

Chairman Sullivan expressed concern over the necessity to add Fences to Article 4.15. Mr. Hadik explained that both Attorney Bennett and Building Inspector Bunker reviewed and approved of the proposed amendments and agreed of the importance to address “spite fences” and barbed and razor wire fences in particular.

The Board had no comments regarding the proposed amendments to Articles 6 & 10. The Board also reviewed the draft of Article 14 with Attorney Bennett’s edits; it was confirmed that the proposed amendments will only require impact fees for new dwellings units.

Groundwater Remediation

A copy of a letter from FEMA was distributed; as it was addressed to the BOS and carbon copied to the Planning Board and many others, it was regarded more of an FYI at this time.

Brownfields

SNHPC is offering grants to communities that wish to perform assessments of contaminated properties that might be repurposed if remediated. Other than the LeClair parcel of 400 Fremont Road (M/L 009-007), there were no such properties in Chester that came to mind at this time. The Board discussed that it was far more likely the grants would go to large industrial properties that could be repurposed to provide either local or regional economic benefits.

Miles of Road in Town

Mr. Hadik provided the Board with a breakdown of how miles of road in Town are maintained, as per the DOT—i.e. maintained privately, by State, by Town, or not at all. A summary generated by Mr. Hadik listing roads newly-accepted and pending acceptance was also provided.

Mr. Hadik noted that he will be in attendance at tomorrow evening’s BOS meeting. Also, a roundtable luncheon is in the works to give stakeholders a chance to discuss age-friendly communities.

Adjournment

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

Respectfully Submitted,
Caroline Rose Wilson, Recording Secretary