

3-29-17 – These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester
Planning Board Meeting
Wednesday, March 29, 2017
Municipal Complex
Approved Minutes**

Members Present

Evan Sederquest, Vice Chairman
Elizabeth Richter, Member
Aaron Hume, Alternate Member
Cass Buckley, Ex-Officio

Members Absent

Brian Sullivan, Chairman
Richard Snyder, Member
Michael Weider, Member

Staff Present:

Andrew Hadik, Planning Coordinator

Others Present at Various Times

Penny Williams, Tri-Town Times

Vice - Chairman Sederquest called the meeting to order at 7:23 pm.

Vice - Chairman Sederquest said that Mr. Hume will be sitting in for Mr. Michael Weider.

Agenda

General Business

- Review & sign invoices & time sheet.
- Review & approve minutes for 3/22/17.
- Sign adoption verifications for the proposed zoning amendments.
- Discuss impact fees for Accessory Dwelling Units (ADUs).
- Discuss conceptual discussions with engineers seeking variances.
- Discuss Chester's Age Friendly Community Initiative.
- Update on discussion/s with Jeff Adler regarding Shattigee Road drainage project.
- Update on Crowley Woods subdivision.
- Review sealed minutes and vote whether to unseal or reseal specific minutes.

7:15 Appointment

None scheduled.

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7:45 Public Hearings

The Public hearing for the proposed amendment of Article 2, to add Storage Containers under Definitions, has been cancelled because the proposed zoning amendment has been withdrawn.

Future Meeting Dates:

- April 5, 2017 – draft Subdivision & Site Plan Review amendments
- April 12, 2017 – HB Smets?
- April 26, 2017-

Review and approve minutes for 3/22/17

The Board reviewed the minutes from 3/22/17. Line 88 had the word “Know” added. Ms. Richter made a motion to accept the minutes dated 3/1/17 as amended tonight; Mr. Buckley seconded the motion. Motion approved, 3-0-1. Mr. Buckley abstained.

Discuss impact fees for Accessory Dwelling Units (ADUs).

Mr. Hadik presented the Board with an email from Attorney Stephen M. Bennett, Wadleigh, Starr & Peters, PLLC, responding to Mr. Hadik’s inquiry asking which dwelling unit classification to best use to determine the impact fees for Accessory Dwelling Units (ADUs). While the fee for Duplexes had originally been considered, more recently the fee for Condos/Townhouses was deemed more appropriate, especially when considering recent state legislation regarding ADUs.

He and the Board discussed the email and the issue.

Ms. Richter made a motion that the Planning Board establish the impact fee on ADUs to correspond to the impact fees for Condos/Townhouses rather than Duplexes under the Town of Chester’s Fair Share Contribution ordinance, because ADUs are generally more comparable in occupancy to condos/townhouses, and a lesser fee is more in the spirit and intent of the underlying State legislation (SB 146) regarding ADUs; Mr. Buckley seconded the motion. Motion approved, 4-0-0.

Discuss conceptual discussions with engineers seeking variances.

Mr. Hadik noted that they need to have a conceptual discussion about conceptual discussions with engineers seeking variances for nonconforming situations.

Mr. Hadik explained that an engineer has sought conceptual pre-approval for a proposed non-conforming subdivision from the Planning Board, contingent upon receiving a variance from the ZBA. Mr. Hadik said he

had explained he can't give any form of approval, nor does the Board want to risk creating a situation resulting in an engineer representing to the ZBA that they already had a conceptual review and had received conceptual approval from the Planning Board.

Mr. Hadik said that he and Mr. Snyder spoke about this issue, and it was suggested that some type of non-binding review could occur, however, that does not mean the Board is actually giving any form of conceptual pre-approval.

Mr. Hadik and the Board discussed the issue. Ms. Richter noted that they would make it clear the Board was giving the applicant an advisory opinion only (not an approval,) and to inform the ZBA by way of meeting minutes of potential issues beyond the scope of those to be solved by the variance being sought.

Update on discussion/s with Jeff Adler regarding Shattigee Road drainage project.

Mr. Hadik reminded the Board of the draft contract from Mr. Adler in the amount of \$12,800 to for a full-blown engineering study & bid documents to fully address the Shattigee Road drainage issue. He and the Board had discussed this with the Road Agent, Mr. Michael Oleson at the last meeting. He gave the Board an update on recent conversations with Mr. Adler, noting that Mr. Adler has suggested a significantly more cost effective course of action to address the drainage issue.

Mr. Hadik explained that Mr. Adler has suggested the Town address the Shattigee Road drainage issue solution on a "working basis." He said that the engineering cost of working informally on an as-needed basis would only be about \$3,000 - \$4,000 vs. \$12,800. Approximately \$1,500 of this would be for the hydraulic study to properly size the culverts.

Mr. Hadik relayed that Mr. Adler had suggested there could be substantial savings, for example, instead of geotechnical borings, just to schedule a hydraulic hammer hoe to come and start enlarging the ditch lines for the culverts. The work could be overseen by the Mr. Oleson, and occur on an as-needed basis subject to available funding by offsite improvement fees and impact fees.

Ms. Richter said that as long as the end result is the same, then the cost savings is awesome. The Board agreed that they were pleased with this course of action.

Update on Crowley Woods subdivision.

Mr. Hadik gave an update on the Crowley Woods subdivision. He and the Board discussed three issues regarding the subdivision: setbacks of the houses in the development (coving versus conventional house placement), setbacks in regards to Open Space and septic systems, and the size of lots with regards to the Article 6 amendment from 2016. Mr. Hadik suggested the Board review the Article 6 amendment from 2016 prior to the next Planning Board meeting.

Discuss Chester's Age Friendly Community Initiative.

Mr. Hadik updated the Board on the age friendly community initiative of the Public forum titled Becoming Age – Friendly, hosted by Southern NH Planning Commission, held on April 4, 2017 from 5:00 pm to 7:00 pm at Stevens Hall, to discuss the “community assets, roadblocks, and opportunities for improving the livability for residents of all ages,” with dinner being provided by SNHPC.

Mr. Hadik noted that this is not a single town initiative, but, is being done in other communities. He said that SNHPC is trying to integrate this into a strategy with other state planning commissions. Mr. Hadik said that it is much better to make long range planning initiatives with input from the residents rather than just basing it on assumptions.

Non-Public Session

Review sealed minutes and vote whether to unseal or reseal specific minutes.

Ms. Richter made a motion to enter Non-Public Session under RSA 91 A:3, II (a), RSA 91 A:3, II (b), RSA 91 A:3, II (c), and RSA 91 A:3, II (l); Mr. Buckley seconded the motion. A roll call vote was taken to enter nonpublic session with all members present at the meeting responding with yes, for a 4-0-0 vote.

The Board entered nonpublic session at 8:05 pm.

Mr. Buckley made a motion to leave nonpublic session and return to Public session; Ms. Richter seconded the motion. Motion approved, 4-0-0.

The meeting was reopened at 9:10 pm.

Ms. Richter made a motion to seal, keep sealed, or unseal the minutes as discussed (as listed on the attached form); Mr. Buckley seconded the motion. A roll call vote was taken to seal the minutes indefinitely with all members of the Board present responding in the affirmative, with a 4-0-0 vote.

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 9:10 pm.

Respectfully submitted,
C. Molly Qualters
Recording Secretary