

7-24-17 – These minutes are subject to possible revisions/corrections during review at a subsequent CTRC Meeting.

Chester Technical Review Committee (CTRC) Meeting

Monday, July 24, 2017

Municipal Complex

Approved Minutes

Members Present

Aaron Berube, Police Chief
Myrick Bunker, Building Inspector
Andrew Hadik, Planning Coordinator
Deb Munson, Conservation Commission
Chuck Myette, Conservation Commission
Scott Newnan, Lieutenant, Fire Department
Michael Oleson, Road Agent
Royal Richardson, Chairperson, Chester School Board (SAU 82)

Others Present

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

The meeting started at 10:05 am.

After introductions, **Andrew Hadik** began the meeting by sharing some guidance from the Planning Board's attorney regarding Requests and Requirements. He reminded the attendees that any items suggested to the Developer that are not clearly required by the Town's Zoning regulations should be assumed to be requests and not necessarily requirements.

Andrew shared a copy of a five page summary report authored by **Sylvia von Aulock** and her staff at SNHPC that was sent to the Chester and Candia Planning boards providing SNHPC's preliminary review comments regarding the Regional Impact of the Crowley Woods Subdivision. Sylvia also provided her notes from the meeting on 7/12 with the Chester Planning Board. (See attached.)

Andrew also summarized the areas of concern already identified by the Chester Highway Department; the Chester School District; the Chester Fire Department; the Chester Police Department; and the Chester Conservation Commission as the discussion topics for discussion today's meeting.

Chester Highway Department:

- This began with a discussion of the proposed Phase 1 / year one construction of a "Hammerhead" Turnaround to support the opening of Tanglewood Drive at Candia Tax Map Lot 152-4 on Crowley Road (ie; the 90 degree turn in the road).

○ This will entail building just over 2,000 feet of the road with house-lots developed over the first 1,800 feet.

○ During the follow-up to the meeting on 7/12 the Engineer indicated that the Turnaround would be just beyond the point of Lots 30-107 & 30-154, which would yield about 15 – 17 homes. However, on examination of the detailed plans, the Turnaround would be further down, at **Lot 30-149** supporting both the Turnaround and a planned Cistern. (This could / would yield 8 additional homes, for a total of 23 – 25 homes in Phase 1.)

○ There was concern regarding a gravel Hammerhead (a "T-shaped" turnaround, requiring a 3-point turn), and that it could be problematic for large vehicles such as School Buses or Fire Trucks.

○ While a Hammerhead could be serviceable ~ and **Mike Oleson** pointed out that we have allowed them on a temporary basis in the past ~ they have proven not to be a good option.

○ A chief concern is what if economic conditions cause the construction of the subdivision to be suspended (as has occurred with other subdivisions in Chester,) and Phase II, the other half of the loop road isn't built for several years or more.

○ The general group consensus was that it was preferable to require the construction of a temporary gravel cul-de-sac to Town specifications. (The current regulations require a cul-de-sac for dead-end roads.) The complication seems to be that this would only be necessary as a temporary solution for the Builder as the road will ~ eventually ~ continue on and loop out to Crowley Road.

○ Mike suggested that they construct a gravel cul-de-sac ~ with all necessary drainage in place below ground ~ and provide a bond amount appropriate to completely reconstruct the cul-de-sac that if the project founders and the road isn't completed as planned.

- Winter Maintenance

○ Mike felt that this wasn't going to be an issue for his department to provide Plowing and Sanding if the development was completed as specified. (Notwithstanding the extra expense due to the remoteness of the location.)

- The concern about narrowness of Crowley Road and the lack of snow storage space in winter was discussed. The lack of snow storage space would result in making the road even narrower during the winter plowing season.

- Waiver request for Driveway Slopes at Road Junctions

- This generated a lot of discussion about Driveways in general due to the contours of the land and the work necessary to meet the Town's requirement of a driveway slope not to exceed 10%. (In some cases the grade of the natural terrain on the lots from the proposed road could exceed 20%.)

- Opinions were offered by the Road Agent (drainage into the road), the Fire department (due to impact on access to buildings), the Conservation Commission (impact on runoff and the need for swales) and the SNHPC (impact on runoff).

- The general consensus was that there is concern about driveway runoff sheeting out into the road and causing icing problems in winter. Minor swales might be required in steep-slope areas where the waivers are being requested.

- The general consensus was that this Waiver request was a "Pandora's Box" sort of request. Andrew will bring these concerns back to the Town's Engineer and the Planning Board.

Chester School District:

- School Bus Access to Crowley Road

- Royal reiterated that the road is quite narrow but is not dissimilar to some rural roads in Chester. (Mike confirmed this as well.) The SAU assumption would be that the Chester development would be required to have Town-approved roads and an area provided to accommodate operation / turn-around of a school bus as part of the approval process.

- As per the earlier discussion, it was agreed that group's direction would be to have a cul-de-sac constructed as part of the Phase 1 buildout. As part of this process, we would need to assess and agree upon where the community bus-stop should be placed, especially to accommodate 15 - 20+ parent's cars.

- Discussing the intersection from Candia's Chester Road onto Crowley Road, it was agreed that it would be difficult for a vehicle the size of a school bus and that this would

probably require some modification, including elimination of the existing triangle shaped traffic island.

○ Sylvia noted that the sight-lines in this area are **not** good (see report PDF, page 2), especially in the direction toward Candia and that additional modifications would have to be made. This will be borne out by the result of the Traffic Study.

○ **Chief Berube** said that he has been in this area in the morning and confirmed that there is a bus-stop at the Chester Road / Crowley Road intersection for the Candia kids and that there are routinely 6 – 8 cars parked at the intersection already creating an area of serious traffic congestion. His concern was that, even if the Chester Students were picked up on Tanglewood Drive, that navigation of the Chester Road / Crowley Road intersection would be difficult with delays and ~ probably ~ safety issues.

○ Note: it was suggested that we consider utilizing a consolidated bus for Pinkerton students from both communities.

Chester Fire Department:

- The current plan calls for just one (1) cistern but the consensus of the Fire Department and the Building Inspector is, because of the size and remoteness of the subdivision, there should be at least three (3) cisterns on-site. This will need to be fully reviewed by a Fire Protection Engineer (FPE) and their recommendations considered.
- As per the earlier discussion, it was agreed that group's direction would be to have a cul-de-sac constructed as part of the Phase 1 buildout. Also, as part of the plan for the cisterns, the developer will need to ensure paved pullout space for access by the CFD equipment as they cannot block the road when accessing the cistern(s).
- Due to the distance from the center of Town, there is a significant concern over the extended Response Time for callouts to the Development. However, they already have a Mutual Aid agreement in place with Candia, though no discussions between the two towns specific to this Subdivision have occurred yet.
- Due to the distance from the center of Town, the agreement with the Derry Ambulance Service will need to be reviewed. The extended Response Time for callouts is of serious concern.
- The Fire Department also expressed their concern about the sight-lines at the Chester Road / Crowley Road intersection.

Chester Police Department:

- Due to the distance from the center of Town, there is a similarly significant concern over the extended Response Time for callouts to the Development. However, they already have a Mutual Aid agreement in place with Candia, and Police Chiefs Berube and McGillen have already initiated some discussion.
- As per earlier discussion, Chief Berube noted that navigation of the Chester Road / Crowley Road intersection would be difficult due to the layout and site-lines. **Debra Munson** mentioned that there is also a street entering Chester Road on the opposite side, just down from the northern side of the Crowley Road traffic island, making this more complicated.

Chester Conservation Commission:

- Much of the discussion centered on the potential impact of run-off on neighboring streams and bodies of water ~ and how to mitigate this as much as possible ~ with **Chuck Myette** providing his expertise in this area. The construction of the site to the approved drainage control designs will be critical.
- Chuck stated a full wetland functions and values study should be completed for the site.
- Chuck also recommended an endangered species study for the site, and the requirement of natural bottom culverts for wetland crossings.
- Chuck mentioned the concern over chemical, particularly lawn fertilizer and lawn pesticide runoff from the site. (*Review the feasibility of deed restrictions to minimize this?*)
- Chuck also discussed the layout of the common / conservation areas of the property that would be deeded to the Town of Chester as part of the project. This will require that monument markers be put in place to identify the boundaries, especially of Wetland No-Cut areas. Also, there will be an annual expense as the Conservation Commission will have to hire a 3rd party service to survey the property to ensure compliance.

SNHPC

- There was discussion regarding the impact of clustering so many wells and septic systems in a concentrated area. It was suggested that a Well Yield probability review / study be conducted as well as surveying local residents on Crowley Road to determine existing

well depths and current yield (before construction begins). A big concern is the potential hydraulic impact to Candia residents' wells along Crowley Road. More discussion ensued. The general consensus seemed to be that forecasting water availability from wells is as much art as science due to the number of variables involved and potential impacts / changes... however, it would be good for the Town to do a due-diligence study so that ~ if the Crowley Woods residents ever ran out of water ~ we could avoid / minimize any liability. Andrew to follow-up on available reports and information as well as the next steps. He will contact Jeff Adler at DuBois & King to see who might be able to perform such a study.

- Sylvia also noted that **37** of the **60** proposed lots have some of limitation due to required Wetland No-Cut buffers; many have drainage / slope limiting issues; and many contain wet areas such that siting of the houses could be problematic on some of the lots (Lot 30-143 was a particular example of this, with its "pizza-slice" configuration). **Myrick Bunker** emphasized that these setback limitations on the individual lots could be an issue for owners when they look to subsequently add structures / buildings on their property.

Follow-up Items:

- The Traffic Study is assumed to be underway. When completed, the study should be reviewed to ensure it addresses all the concerns listed so far.

- Andrew will be sending out Draft meeting Minutes and setting up a follow-up CTRC Meeting for Monday, **August 7th** at 10:00 am.

- The Hearing on the Crowley Woods Development plan was adjourned and will resume on **August 9th** at 7:15 PM.

Recorded by Royal Richardson with minor editing by Andrew Hadik.

Royal M. Richardson
Chairman, Chester School Board

These minutes approved at the CTRC meeting on 8-7-17.