

# TOWN OF BOW

## Planning Board

10 Grandview Road, Bow, New Hampshire 03304

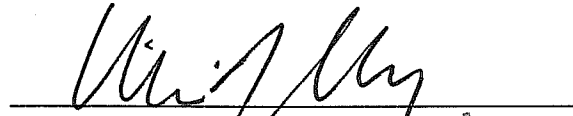
Phone (603) 228-1187 | Fax (603) 225-2982 | Website [www.bownh.gov](http://www.bownh.gov)

### PUBLIC SAFETY IMPACT FEE

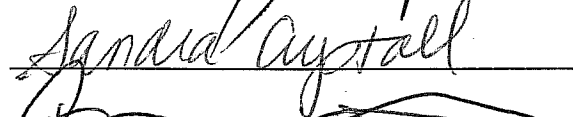
DATE: APRIL 20, 2017

### CERTIFICATE OF ADOPTION

The undersigned, being a majority of the members of the Bow Planning Board, certify that attached to this certificate is a true copy of the Town of Bow Public Safety Impact Fee Methodology. The attached copy was adopted by the Town of Bow Planning Board by a majority vote at the public hearing conducted on April 20, 2017 to become effective June 1, 2017. The action was authorized by Article 16.01 of the Bow Zoning Ordinance.

  
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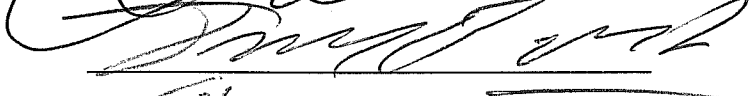
Bill Oldenburg, Chair

  
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Sandra Crystall, Vice Chair

  
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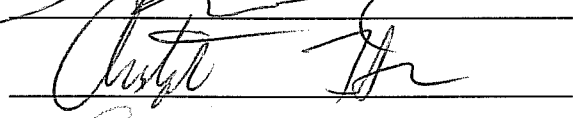
Tony Reynolds, Secretary

  
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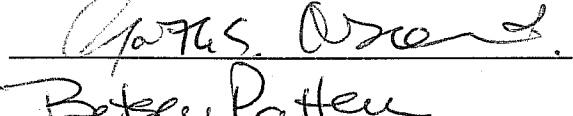
Chris Nicolopoulos, Select Board Representative

  
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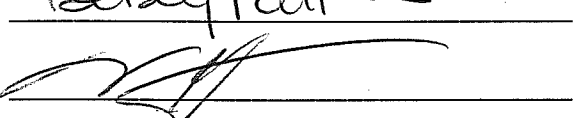
Don Berube, Jr.

  
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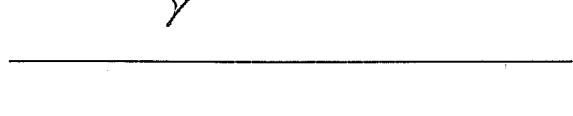
Allen Lindquist

  
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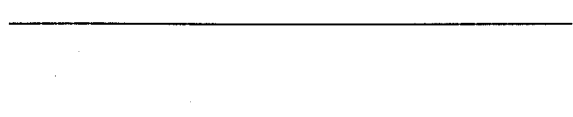
Adam Sandahl

  
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Christopher Fortin, Alternate

  
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Garth Orsmond, Alternate

  
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Betsy Patten, Alternate

  
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Willis Sloat, Alternate

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Alternate

Alternate

## Methodology for the Calculation of Public Safety Impact Fees in the Town of Bow, NH

March 2017

The Town of Bow adopted the Impact Fee Ordinance in 2001 and has amended it several times. The Ordinance serves, with a fair assessment methodology, to proportionately distribute costs to new development for facilities that provide capacity for growth. In the past, funds have been collected to share in the cost of a high school and to build new roads. This study was prepared in accordance with Article 16 of the Bow Zoning Ordinance to establish a reasonable and proportional method for assessing an impact fee on residential development for a new public safety facility.

At the 2016 Annual Town Meeting, after many previous years of study and debate, the Town voted to fund construction of a new central public safety facility that will house police, fire, rescue, and emergency management all in one building. The site is located near the corner of Logging Hill Road and Knox Road and construction is currently underway with the project scheduled for completion by the summer of 2017. The design provides for additional capacity and the floor space for public safety services will increase by 27 %.

Impact fees may be collected for town infrastructure investments that provide capacity for future residents. For this study, an inductive method for calculation was used to establish the amount of the fee, creating a baseline of service for 2017 and using 2010 Census data. The following variables were used in the calculation:

Project cost = \$ 4,308,858

Cost per square foot = \$180

Area, existing facility = 18,850 sf <sup>1</sup> Ave. household size, sf residence: 2.87 /unit

Area, new facility = 24,000 sf <sup>2</sup> Ave. household size, multi-family, duplex, or adu: 2/unit

Population, 2010 = 7,519

First, the space per capita was calculated to establish a baseline of need for public safety facilities:

$18,850 \text{ sf} / 7,519 \text{ people} = 2.51 \text{ sf/person}$

Then the population to be served can be estimated using the same baseline:

$24,000 \text{ sf} \times 1 \text{ person} / 2.51 \text{ sf} = 9,562 \text{ people}$ ; based on this calculation, it is estimated that the new facility can serve an additional 2,043 residents.

**1 Existing includes space used currently for police, fire, rescue, and emergency management**

**2 New safety complex on Knox Road**

The last part of the calculation attributes costs to new development:

$$2043 \text{ people} \times 2.51 \text{ sf/person} \times \$180/\text{sf} = \$ 923,027$$

A reduction factor is used to exclude public safety demand of commercial units since there will be no impact fee assessment for new commercial floor space. Public safety calls from commercial locations are approximately 20 % of all calls:

$$\$ 923,027 \times 0.80 = \$738,422$$

Then the impact fee is established per unit:

$$\$ 738,422/2043 \text{ people} \times 2.87 \text{ people per unit} = \mathbf{\$ 1,037 \text{ per single family dwelling unit}}$$

$$\$ 738,422/2043 \text{ people} \times 2 \text{ people/unit} = \mathbf{\$ 723 \text{ per unit for duplexes, apartments, or accessory dwelling units}}$$

**On April 20, 2017, the Bow Planning Board voted unanimously to adopt this methodology with the condition that it be applied to building permit applications for new residential units submitted on or after June 1, 2017**