



## Salem planners propose revamped impact fee system

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SALEM, N.H. — The town's Planning Board is looking to change the system used to determine the road impact fees developers pay, expanding the area where they apply from two corridors to the entire town.

The current road impact fee applies only to development along Route 28 and around Exit 2 of Interstate 93. Money from impact fees can be used by the town for road improvements and traffic mitigation. It is a one-time fee paid by the developer to the town.

The old system hasn't been adjusted for the rising costs of road construction since 1994. The new system would adjust annually for inflation.

"The most significant difference would be the inflation factor," said Martin Kennedy of Vanasse Hangen Brustlin Inc., a consultant hired by the town. "If you took the current system and adjusted it for inflation, it would be about a 54 percent increase."

Because there isn't much residential development in the two areas where the fees apply, it has rarely been charged for single-family homes. The new system, however, would tack on about \$2,200 in fees for anyone looking to build a single-family home in Salem, according to Ross Moldoff, director of planning.

"That's certainly one of the concerns," Moldoff said. "Those fees are getting pretty hefty now."

The old system required the plans and sites for developments to be reviewed to determine the fee. The new system would set fees per square foot depending on the type of development, allowing developers to determine their road impact fees fairly quickly.

Jim Keller, chairman of the Planning Board, said was one of the goals as planners worked to revamp the formula in recent months to make the system easier to use.

"We strived to simplify the fee system with a new method of calculations, and by categorizing development and allocating fees for that," Keller said.

Before the Planning Board votes whether to put the new impact fee system in place, it will hold a public hearing on it tonight at 7 in the Knightly Meeting Room at Town Hall.

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