

**Chichester Planning Board
Minutes of Meeting
Thursday December 1, 2022**

Members Present: Thomas Jameson (Chair), Andrea Deachman (Vice-Chair), Richard Bouchard (Ex-Officio), Allen Mayville, Dr. Kevin Mara, DVM., Sanford Way and Kristy Jobin (Planning Coordinator).

Others present: Officer Houton, David Parr, Abigail Parr, Gary Brooks, Carl Lakowicz, and other members of the public.

Mr. Jameson called the meeting to order at 6:30pm

Mr. Jameson appointed Dr. Mara as a voting member for the meeting.

Approval of minutes-

Dr. Mara made a motion and Mr. Way seconded to approve the minutes for November 3, 2022. **Motion passes.**

Public Hearing-Conditional Use Permit for a Home Occupation

Applicant: Gary Brooks

Location: 19 Higgins Road, Map 2 Lot 58-3

Mr. Brooks presented his application to the Board for a CUP/Home Occupation permit for an automotive detail shop.

Dr. Mara made a motion and Ms. Deachman seconded to find the application for a CUP/Home Occupation complete. **Motion passes.**

Mr. Mara made a motion and Ms. Deachman seconded to find no regional impact for this CUP. **Motion passes.**

Abutters: David & Abigail Parr, Higgins Road

Mr. & Mrs. Parr stated that they are often disrupted by noise coming from the property. They stated that they both work from home and their office is only 35ft. away from the area where Mr. Brooks works. Mr. Parr stated that the residential zone only allows for 60 decibels of noise and power washers and vacuums are at 90 decibels. They stated that the noise that has been going on has been very impactful. They moved to Chichester for peace and quiet. They stated that they want small businesses to survive and thrive, but not to the detriment of their peace.

Ms. Deachman stated that she had a concern for the possible impact on the environment of chemicals such as cleaners, gas, oil, and antifreeze draining off of vehicles.

Mr. Brooks stated that he does have a gray catch drain in his work area which environmental source will be draining.

He stated that it is no different than pressure washing my house with bleach. No detriment to environment. He plans on making the business completely mobile in the future and not having any customers come to his home.

He is hoping to go to a commercial space to reduce the impact on family and neighbors. He is currently on a waiting list for a commercial space in Chichester and has also purchased a van but is waiting for delivery of the vehicle which is expected to arrive in the next 5-8 months.

Mr. Brooks stated that He works in the Fire Service, so he has a rotating schedule and on his off days he runs his business. He stated that he will be working up to 3 days per week, and not operating on weekends.

Mr. Bouchard stated that he wants it on the notice of decision (NOD) that hours of operation will be Monday through Friday, open three days per week with the hours of 8:00am-5:00pm and closed on weekends with no employees.

Mr. Brooks stated that he currently has a mobile 2X4 sign for business outside of his house.

Mrs. Jobin stated that Mr. Brooks did submit the required sign permit for the Building Inspector to approve after received the Planning Board approval.

Dr. Mara made a motion and Mr. Bouchard seconded to approve the conditional use permit (CUP) for a home occupation at 19 Higgins Road, Map 2 Lot 53-3, for three days per week between Monday through Friday, with the hours of 8:00am-5:00pm with no employees.

Public Hearing-Lot Line Adjustment

Applicants: Pearson/Lakowicz

Location: 24 & 26 Connemara Drive, Map 2 Lot 16 & 17

Surveyor: NH Land Consultants, Scott Francowicz

Mr. Lakowicz came before the Board to present his proposed lot line adjustment with his neighbor Mr. Pearson. He stated Mr. Pearson abuts him, and his lot is irregularly shaped compared to others. There is a natural stone wall that he assumed separated the property lines, however it does not, and the land goes well past it. Mr. Pearson and he discussed that he wanted to create a new line to give him more space. He asked if he could adjust the lot so he could use the stone wall. They both agreed on the plans.

Mr. Bouchard made a motion and Dr. Mara seconded to accept the application for a LLA for 24 & 26 Connemara Drive, Map 2 Lot 16 & 17 as complete. Motion passes.

Dr. Mara made a motion and Mr. Way seconded to find no regional impact for the LLA application. Motion passes.

Mr. Way made a motion and Dr. Mara seconded to grant conditional approval for the proposed lot line adjustment (LLA) for 24 & 26 Connemara Drive, Map 2 Lot 16 & 17 with the following conditions: wetlands, surveyor, and any other professional stamps on the final plan. **Motion passes.**

Proposed Zoning-

Ms. Deachman made a motion and Mr. Way seconded to schedule the first public hearing for January 5, 2023. Motion passes.

Adjournment- Having no further business, a motion was made by Dr. Mara and seconded by Ms. Deachman to adjourn the meeting at 7:36pm. **Motion passes.**

Respectfully submitted,

Kristy Jobin, Planning Coordinator

Chairman, Tom Jameson

Not approved until signed