

Chichester Planning Board
Minutes of Meeting
Thursday March 7, 2024

Members Present: Tom Jameson (Chairman), Andrea Deachman (Vice-Chairwoman), Sanford Way, Frank Swirko, Russell Blaney, Corie St. Germain, John Healy and Kristy Jobin (Planning Coordinator).

Others present: Terri Lane, John Mandrioli, Andy Justason, Annette Kosko, Leon Kosko, Ben Saturley, Maurice Cronin, Kelly Cronin, and other members of the public.

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

Mr. Jameson appointed Mr. Healy as a voting member of the Board.

Approval of Meeting Minutes-

Ms. Deachman made a motion and Mr. Way seconded to approve the meeting minutes of January 4, 2024, with minor changes. Roll call vote. Jameson, aye. Deachman, aye. Way, aye. Swirko, aye. Blaney, aye. St. Germain, aye. Healy, aye.

Motion passes.

Ms. Deachman made a motion and Mr. Way seconded to approve the meeting minutes of January 25, 2024, with minor changes. Roll call vote. Jameson, aye. Deachman, aye. Way, aye. Swirko, aye. Blaney, aye. St. Germain, aye. Healy, aye.

Motion passes.

Public Hearing-2 lot Subdivision

Owner: Maurice & Kelly Cronin

Property Location: Granny Howe Road, Map 5 Lot 8-2

Engineer/Surveyor: Meridian Land Surveying, Inc., Kevin McClure

Mr. McClure came before the Board to represent the Cronin's in a two-lot subdivision on Granny Howe Road. Map 5 Lot 8-2. The parcel is 31.64 acres and the Cronin's propose a subdivision to create one additional lot of 7.060 acres leaving the original parcel with 24.580 acres.

Mr. McClure stated that the owners plan to build their future home on the larger lot and sell the additional lot. He stated for the additional lot the desired buildable area is down in the front of the lot, near the road frontage. The owners would be looking to create an easement to prevent development on the back of the lot. Mr. McClure stated that they are asking for a waiver request for Subdivision regulations #9- Lots should be reasonably symmetrical-which means opposing lot lines of a parcel that are parallel to each other within fifteen degrees. Mr. McClure explained that the reason for the unusual lot shape is because they needed the frontage up front, but provided a thin strip that will go back to the rear of the property to a larger area to obtain the contiguous buildable acre. The thin strip is due to where the property owners would like to place their home for the view. They did not want the property line to be near their home.

Mrs. Jobin read the waiver request to the Board.

Mrs. St. Germain asked how big the front part of the parcel is.

Mr. McClure stated it is roughly ½ acre.

Mrs. St. Germain made a motion and Mrs. Deachman seconded to find the application complete. Roll call vote. Jameson, aye. Deachman, aye. St. Germain, aye. Way, aye. Swirko, aye. Blaney, aye. Healy, aye. **Motion passes.**

Mrs. Deachman made a motion and Mr. Swirko seconded to find no regional impact for this application. Roll call vote. Jameson, aye. Deachman, aye. St. Germain, aye. Way, aye. Swirko, aye. Blaney, aye. Healy, aye. **Motion passes.**

Mr. Blaney asked how wide the strip of land was to the rear of the property.

Mr. McClure stated that it is roughly 20ft. wide.

Mr. Blaney asked what the intention of the lot shape was. He would like to see the strip of land wider to have better access.

Mrs. St. Germain stated that she would like to see if there are other amenable alternatives to the thin strip of land that leads to the rear of the property. She also stated her concern for selling a property without being able to use it due to the proposed easement.

Mr. McClure stated an easement can be placed on the property after the subdivision is granted.

Mr. Jameson stated that after seeing the property he was concerned about whether or not a driveway permit could be issued due to the terrain.

Mr. Jameson had concerns regarding approval of the waiver request. He stated that waiver requests are granted for valid reasons and not just because you do not want a property line near a proposed home. He stated that there are 30+acres to play with. He would be more amenable if some of the extra angles were removed.

Mr. Maurice stated that the thin strip of land should be thirty feet and not twenty.

Mr. McClure stated that state subdivision approval has not been applied for yet.

Mr. Jameson would like to have the road agent take a look at the driveway area to see if something can be approved.

Mr. Maurice stated that the Road Agent did look at it and said it would be ok, but they may need to install a culvert.

Mr. Jameson requested something in writing from the Road Agent regarding the proposed driveway.

Abutters-

Mr. Justason of Granny Howe Road stated that since this property was cleared, he has a lot of water now running onto his property. He is concerned this will increase further after excavation is done to construct homes and worries how it will affect his property.

Mr. McClure stated that he could pitch everything away and sheet flow it to the rear of the property. He agreed to make a condition to shed the water away from the abutting property.

After some discussion with the Board regarding amenable solutions Mr. Jameson suggested that they reconfigure the lot lines and come back for the April 11, 2024, Planning Board meeting. Updated documents will be due no later than April 4, 2024, to be distributed to the Board.

Mr. Blaney made a motion and Mrs. St. Germain seconded to continue the public hearing until April 11, 2024. Roll call vote. Jameson, aye. Deachman, aye. St. Germain, aye. Way, aye. Swirko, aye. Blaney, aye. Healy, aye. **Motion passes.**

Adjournment- Having no further business, a motion was made by Ms. Deachman and seconded by Mrs. St. Germain to adjourn the meeting at 8:06pm. Roll call vote. Jameson, aye. Deachman, aye. St. Germain, aye. Way, aye. Swirko, aye. Blaney, aye. Healy, aye. **Motion passes.**

Respectfully submitted,
Kristy Jobin, Planning Coordinator

Chairman, Thomas Jameson

DRAFT