

**Chichester Planning Board
Minutes of Meeting
Thursday May 7, 2020**

Members Present: Stan Brehm (Chairman), Michael Williams (Vice Chairman), Richard Bouchard ex-officio, Tom Houle, Tom Jameson, Dan Humphrey, John Healy, Allen Mayville, Dr. Kevin Mara, DVM, David Jobin and Kristy Barnouski Secretary.

Others present: Peace and Jon Kalinoski, Donna Rice, Mike Holt, Keenan Blum, Erik Jones, Jodi Pinard, Donna Chagnon and other members of the public.

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

Mr. Brehm read this into the minutes:

As Chair of the Planning Board, I find that due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically.

Please note that there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, I am confirming that we are:

a) Providing public access to the meeting by telephone, with additional access possibilities by video or other electronic means:

We are utilizing ZOOM for this electronic meeting. All members of the Board have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting through dialing the following phone # **+1 253 215 8782, : Meeting ID: 896 7732 7008 & Password: 619460.** Follow along using a digital copy from our website at: ChichesterNH.org. We will also be streaming the meeting as a webinar which you join by going to this link : **<https://us02web.zoom.us/j/89677327008?pwd=YWJYVml6S24rOTgwcFE0SnFGcms4Zz09>**

b) Providing public notice of the necessary information for accessing the meeting:

We previously gave notice to the public of the necessary information for accessing the meeting, including how to access the meeting using Zoom or telephonically. Instructions have also been provided on the website of the Board at: www.ChichesterNH.org.

c) Providing a mechanism for the public to alert the public body during the meeting if there are problems with access:

If anybody has a problem, please call 603-798-5350 ext. 201 or email at: KBarnouski@ChichesterNH.org

d) Adjourning the meeting if the public is unable to access the meeting:

In the event the public is unable to access the meeting, the meeting will be adjourned and rescheduled.

Please note that **all votes** that are taken during this meeting shall be done by **roll call vote**.

Let's start the meeting by taking a roll call attendance. When each member states their presence, please also state whether there is anyone in the room with you during this meeting, which is required under the Right-to-Know law.

A roll call vote was taken, and the attendees are listed above.

Mr. Williams made a motion and Mr. Houle seconded to approve the minutes of 04/09/2020. Roll Call vote. Brehm, aye. Williams, aye. Bouchard, abstain. Houle, aye. Jameson, aye. Humphrey, aye. Healy, aye. Mayville, aye. Mara, aye. Jobin, aye. **Motion Passes.**

Conditional Use Permit-

Mr. Williams made a motion and Mr. Healy seconded to adopt the Conditional Use Permit (CUP) as presented for use by the Chichester Planning Board. Roll Call vote. Brehm, aye. Williams, aye. Bouchard, abstain. Houle, aye. Jameson, aye. Humphrey, aye. Healy, aye. Mayville, aye. Mara, aye. Jobin, aye. **Motion Passes.**

Public Hearing- Site Plan for change of use

Location: 349 Dover Road, Map 2 Lot 87

Applicant: Jennifer & David Albert making application for Prime Alternative Treatment Center

Engineer: Holden Engineering

Mr. Williams made a motion and Mr. Houle seconded to accept the application as complete. Roll Call vote. Brehm, aye. Williams, aye. Bouchard, abstain. Houle, aye. Jameson, aye. Humphrey, aye. Healy, aye. Mayville, aye. Mara, aye. Jobin, aye. **Motion Passes.**

Mr. Blum presented for Prime ATC. He stated that the dispensary business is currently located in Merrimack NH, but they would like to add another dispensary to a central NH location for their clients. They cultivate the medicinal marijuana at another location in Peterborough NH. He stated that they currently see 1-200 patients per day. The company is held to regulatory requirements and have a security team which is run by a former Police Chief.

Mr. Brehm asked if they sell any recreational or would possibly in the future.

Mr. Blum stated that they would not be selling any recreational. It is illegal and will be for the foreseeable future.

The Board discussed the possibility of sale for recreational use. The consensus of the Board was that if Prime ATC wanted to add the addition of recreational sales, they would be required to come back in for approval.

Mr. Blum stated that is not in their business model and does not plan on that being an issue.

Mr. Jameson asked how many cars they may expect from their business.

Mr. Blum stated they would anticipate up to 100 cars per day.

After some discussion, the Board required Prime ATC to contact District 5 of the Department of Transportation for an updated driveway permit.

Mr. Williams made a motion and Mr. Humphrey seconded to find no regional impact for this site plan review. Roll Call vote. Brehm, aye. Williams, aye. Bouchard, abstain. Houle, aye. Jameson, aye. Humphrey, aye. Healy, aye. Mayville, aye. Mara, aye. Jobin, aye. **Motion Passes.**

Mr. Williams made a motion and Mr. Humphrey seconded to grant a conditional approval for Prime ATC with the location of Map 2 Lot 87 with the following conditions: an updated letter from D.O.T. or upgraded driveway permit, change the sign size on plan to correct sq. footage, and that the approval is for only medicinal use and not recreational. Roll Call vote. Brehm, aye. Williams, aye. Bouchard, abstain. Houle, aye. Jameson, aye. Humphrey, aye. Healy, aye. Mayville, aye. Mara, aye. Jobin, aye. **Motion Passes.**

Public Hearing- Conditional Use Permit (CUP)

Location: 250 Horse Corner Road, Map 2 Lot 32A

Applicant: Jon & Peace Kalinoski

Mr. Williams stated that there are several items missing from the application including a letter from the Building Inspector and a septic plan update.

The Board decided to table the CUP until June 4, 2020 so the applicants could gather the remaining items.

Mr. Williams made a motion and Mr. Houle seconded to table the CUP application until June 4, 2020 at the next regular meeting. Roll Call vote. Brehm, aye. Williams, aye. Bouchard, abstain. Houle, aye. Jameson, aye. Humphrey, aye. Healy, aye. Mayville, aye. Mara, aye. Jobin, aye. **Motion Passes.**

Conceptual Discussion

Location: 362 Dover Road, Map 3 Lot 68B

Applicant: Greenwave Development, Erik Jones

Mr. Jones came to the Board to discuss the possibility of adding two more units to his project that currently has been approved for 17 elderly housing units. He stated that his surveyor is currently experiencing a family emergency and he is unable to get plans until he is back to work. This will determine on how soon he will come back before the Board with an application.

Mr. Jones stated that he is also interested in subdividing off a lot in the commercial zone and merging his adjoining lot. The Board discussed whether there would still be enough open space with this plan.

Mr. Jones will be working with his surveyor/engineer on a new plan and will be making application as soon as possible.

Coleman Concrete-

Mr. Brehm stated that there have been several complaints made by a resident in Town regarding noise and vibration which she believes to come from Coleman Concrete.

Mr. Brehm stated that it has come to his attention that Coleman has exceeded the 1000 ft Commercial zone with their business equipment, and this may be causing the excess noise.

The Board and Mrs. Pinard discussed the procedure for moving forward.

The Board took a vote on whether a letter from the Planning Board should be sent to the Board of Selectmen regarding the violation in Site Plan.

Williams, aye. Houle, aye. Humphrey, aye. Jameson, aye. Mayville, nay. Bouchard, aye. Mara, aye. Healy, aye. Jobin, aye.

With a 9-1 vote, a letter will be drafted and sent to the Board of Selectmen regarding Colman Concrete.

Adjournment- Having no further business, a motion was made by Mr. Williams and seconded by Mr. Humphrey to adjourn the meeting at 8:29pm. Roll Call vote. Brehm, aye. Williams, aye. Bouchard, aye. Houle, aye. Jameson, aye. Humphrey, aye. Healy, aye. Mayville, aye. Mara, aye. Jobin, aye. **Motion Passes.**

Respectfully submitted,
Kristy Willey, Secretary

Not approved until signed.

Chairman, Stan Brehm