

**Chichester Planning Board
Minutes of Meeting
Thursday April 9, 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: Jon Rokeh, Jonathan Halle, John Eller, Adam Towne, Bob Mann, Mark Blanchard, 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: 931 331 372 Password: 139574** , or by clicking on the following website address: <https://zoom.us/j/931331372?pwd=bXlDNmhpK0p6cU5sTlB5V09lYVJxZz09>

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.

The Board reviewed the minutes and made the change to remove Dr. Mara from the attendance.

Mr. Williams made a motion and Mr. Houle seconded to approve the minutes of 03/05/2020. Roll Call vote. Brehm, aye. Williams, aye. Bouchard, abstain. Houle, aye. Jameson, aye. Humphrey, aye. Healy, aye. Mayville, aye. Mara, abstain. Jobin, aye. **Motion Passes.**

Public Hearing- Site Plan, Amendment

Location: 10 Dover Road, Map 4 Lot 151

Applicant: Adam Towne, DBU Construction, Inc.

Engineer: Rokeh Consulting, LLC. Jon Rokeh

Mr. Rokeh presented for DBU and explained that they have a previously approved site plan and wanted to alter it with a different building which requires new Planning Board approval. He presented the plans which are available via the website and reviewed them with the Board.

Mr. Williams made a motion and Mr. Houle seconded to find the application for Site Plan review complete. 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.**

Mr. Williams made a motion and Mr. Jameson seconded to find no regional impact for the Site Plan review for DBU Construction located at 10 Dover Road. 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.**

Mr. Williams made a motion and Mr. Houle seconded to grant DBU Construction conditional approval for 10 Dover Road pending the final approval form DES for the alteration of Terrain (AOT) permit. 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.**

Public Hearing- Site Plan-Expansion of Use

Location: 9 Dover Road, Map 4 Lot 150C

Applicant: Mark Blanchard, Mal-Mar, LLC.- owner of Bobcat

Engineer: Rokeh Consulting, LLC. Jon Rokeh

Mr. Brehm stated that this project has already been through the technical review committee (TRC) and reviewed by the town engineer and central NH regional planning commission.

Mr. Williams made a motion and Mr. Mayville seconded to find the site plan review for Bobcat located at 9 Dover Road complete. 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.**

Mr. Rokeh reviewed the plan with the Board. He explained that the site spans over three lots to add additional pad storage areas for equipment. There will also be a 55x110 solar array installed for personal use. Mr. Rokeh explained that they have been working with D.O.T. and they will be constructing a new entrance off of Dover Road and then they will close the existing entrance once that is built.

Mr. Williams made a motion and Mr. Houle seconded to find no regional impact for site plan for Bobcat located on 9 Dover Road. 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.**

Mr. Williams made a motion and Mr. Houle seconded to grant conditional approval for site plan review for Bobcat located on 9 Dover Road, pending final DES approval, the addition of a trash receptacle added to the plan and any other engineering concerns. 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.**

Public Hearing- Site Plan Review Amendment

Location: 114/114A Dover Road, Map 4 Lot 161 & Map 4 Lot 161A

Applicant: Jonathan Halle, Chichester Commons Apartment Complex/Condominiums

Engineer: Bedford Design Consultants

Mr. Halle and Mr. Eller presented the plan for Chichester Commons. Mr. Halle stated that there are several proposed site plan changes that have been required by funding requirements and financing caps. These changes include reducing the apartment count from 14 to 13 units, reducing the size of the apartments, changes the footprint of the building, a dumpster was added and an additional underground propane tank. The sign location will also be moved to the front of the property.

Mr. Houle asked what the person count is for the well.

Mr. Halle stated that the calculation comes out to be 23.5 people for the complex.

Mr. Williams stated that he would like all documents and plans to reflect the correct number of apartments and bedrooms.

Mr. Williams made a motion and Mr. Houle seconded to accept the Chichester Commons Apartment Complex/Condominiums site plan amendment located at 114 Dover Road as complete. 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.**

Mr. Williams made a motion and Mr. Houle seconded to find no regional impact for the site plan for Chichester Commons Apartment Complex/Condominium located at 114 Dover Road. 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.**

Mr. Williams made a motion and Mr. Houle seconded to grant conditional approval for Chichester Commons Apartment Complex/Condominium located at 114 Dover Road with the following requirements: to update all paperwork and plans to reflect 13 units and septic approval from DES for new apartment count. 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.**

Planning Board Elections-

Mr. Williams made a motion and Mr. Humphrey seconded to nominate Stan Brehm as Planning Board Chairman. 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.**

Mr. Houle made a motion and Mr. Brehm seconded to nominate Mr. Williams as Planning Board Vice Chairman. 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.**

Sidewalks in Town-

Mr. Bouchard stated that he is concerned about the sidewalks in Town being maintained in the winter. There will be people utilizing them much more with the apartment complex moving forward and he wants to be sure that they can access them after it snows for safety reasons.

Adjournment- Having no further business, a motion was made by Mr. Williams and seconded by Mr. Jameson to adjourn the meeting at 8:15pm.

Respectfully submitted,
Kristy Barnouski, Secretary

Not approved until signed.

Chairman, Stan Brehm