

Chichester Planning Board  
Minutes of Meeting  
Monday January 21, 2019

**Members Present:** Chairman Stan Brehm, Michael Williams, Richard Moore, Tom Houle, Richard Bouchard ex-officio, Dan Humphrey, John Healy and Kristy Barnouski Secretary.

**Others present:** Matt Monahan, Mike Tardiff, Zach Boyjijan, Ashley and Ron Salvatore, Sarah and Tim Buzinski, Chet McPhail, Tom Jameson, Lisa Healy and other members of the public.

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

Mr. Brehm did a brief introduction to the audience on the work the Planning Board has been doing together with Central NH Regional Planning Commission. Mr. Brehm asked if any residents had any feedback on what is being proposed.

Mr. Boyjijan who serves on the Conservation Commission as well as Parks and Recreation stated that he would like to see more of the surrounding conservation areas to Rural Agricultural (RA) as opposed to Residential to preserve the areas as much as possible.

After some discussion the Board agreed that it would be beneficial to move some of the boundary lines so follow property lines and add additional RA around the town forest and conservation area.

A Motion was made by Mr. Williams and seconded by Mr. Bouchard to adjust the lines at Garvin Hill Road area, moving some north and some south to meet property lines. **Motion passes.**

Mr. Jameson questioned why all of Main Street wouldn't be Rural Agricultural.

Mr. Moore answered stating that it was better to keep it residential and have two acre zoning so it would be possible to utilize cluster housing and keep development off of the edge of the roads.

The Board discussed at length with the residents the concerns of overdeveloping Main St. The residents felt very strongly that the rural street should be protected to maintain the rolling vistas and mountain views. The Board took a vote to determine if it should be changed to RA between Granny Howe Road and Deer Meadow Road. The vote was 2 No's, 3 yes's, and 1 abstain.

Mr. Houle made a motion to change the properties with frontage on Main Street between Granny Howe Road to Deer Meadow Road to Rural Agricultural. Mr. Moore opposed. **Motion passes.**

List of changes to be made for next hearing:

- Page 9 (II Under Residential): 250' of frontage and 2.5 acres for duplex and up

- Page 10 (III Permitted Uses): changed “Rural” to “Residential
- Page 13 (item c): changed “defined” to “determined” in whole document
- Page 13 (item e) made sentence like all others
- Page 13 (item 14 at bottom): 250’ of frontage and 2.5 acres for duplex and up. Mr. Williams made a motion and Mr. Houle seconded to change 250’ of frontage and 2.5 acres required for a duplex and up.  
**Motion passes.**
- Page 15 (item t.ii): 250’ of frontage and 2.5 acres for duplex and up
- Page 18 (item 5): 250’ of frontage and 2.5 acres for duplex and up
- Page 21: (item 11.b): changed 1/2 to .5 throughout document; also deleted 11.a for consistency with duplex provisions (250’ & 2.5 ac) – 11.a is a new change consistent with our noticing and comments/direction from the board at the last meeting
- Page 27: (item C): 250’ of frontage and 2.5 acres for duplex and up – new change also consistent with our noticing and comments/direction from the board at the last meeting

#### **Discussion on wetland buffers-**

The Board briefly discussed the issue of disturbing wetland buffers and asked Mrs. Barnouski to reach out to the Conservation Commission to get their official opinion on the disturbance of wetland buffers if the buffers.

The second public hearing for proposed zoning changes will be on February 4, 2019 at the Grange Hall at 6:00PM.

**Adjournment-** Having no further business, a motion was made by Mr. Williams and seconded by Mr. Houle to adjourn the meeting at 8:47pm.

Respectfully submitted,

Kristy Barnouski, Secretary

Not approved until signed.

Chairman, Stan Brehm