

Chichester Planning Board
Minutes of Meeting
Thursday December 13, 2018

Members Present: Chairman Stan Brehm, Michael Williams, Tom Houle, Richard Bouchard ex-officio, Ann Davis, Dan Humphrey and Kristy Barnouski Secretary.

Others present: Matt Monahan, Mike Tardiff, Zach Boyijian, Charlie Kojigian, Gail Britton-Kojigian, and other members of the public.

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

Mr. Humphrey's is a voting alternate for this meeting.

Mr. Bouchard made a motion and Mr. Houle seconded to approve the minutes of November 29, 2018. **Motion passes.**

Mr. Monahan presented three examples of other Town's cluster ordinances. Mr. Brehm stated that the Town of Peterborough's stood out to him as being simpler and straight forward.

The Board discussed offering a trail bonus as Peterborough does, which could create a benefit Town wide.

The Board discussed changing rounding up instead of down when calculating incentives and also adding additional incentives when the lots are out in the back of a lot as opposed to up front.

The consensus of the Board was to use Peterborough incentives with the minor changes discussed above.

The Board discussed with CNHRPC if the amount of 2 to 5 acre ratio was appropriate. After some review of the proposed map and discussion on all of the factors used to decide on the acreage the Board decided to leave it the way it was.

The Board discussed changing the requirements for duplexes in the proposed zoning. The consensus of the Board was to change the requirement to 2.5 acres of land and no additional frontage so it would remain at 200 contiguous feet of frontage.

The Board discussed a possible change to the pavement requirements. The Board liked the idea of using the term "suitable surface" as determined by the Planning Board. This would keep the authority within the Planning Board.

The Board determined dates for the first informational session for the public on January 3, 2019. They also chose the dates for public hearing which will be held on January 17th and 31st, 2019.

The next zoning workshop will be held on December 20, 2019.

Adjournment- Having no further business, a motion was made by Mr. Humphrey and seconded by Mr. Houle to adjourn the meeting at 8:30m.

Respectfully submitted,

Kristy Barnouski, Secretary

Not approved until signed.

Chairman, Stan Brehm