

Chichester Planning Board  
Minutes of Meeting  
Thursday September 5, 2019

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

**Others present:** Michelle Parent, Tom Parent, Paul Dandurand, Kathy Dandurand, Jon Rokeh, Craig Shibles, Joseph Levitt, Dee Fitz, Seth O'Donnell and other members of the public.

Mr. Brehm called the meeting to order at 6:35pm.

Mr. Brehm stated that alternate member John Healy will be voting members this meeting.

Mr. Houle made a motion and Mr. Williams seconded to approve the minutes of August 1, 2019. **Motion passes.**

Mr. Williams made a motion and Mr. Houle seconded to approve the minutes of August 14, 2019. **Motion passes.**

**Conceptual Discussion- Sam and Erin Schreier**

**Potential of Cluster Housing, Pleasant Street-Map 10 Lot 10-1**

Mr. and Mrs. Schreier stated that they have been trying to put a large portion of land in Conservation which they will be closing on before the end of the year. They had a question as to whether they could use the conservation land as open space if they were to do cluster housing in the future. The Board was unable to answer their questions due to too many unknown variables. They advised the Schreier's to come up with a comprehensive plan with a surveyor first.

**Public Hearing- Lot Line Adjustment, 4 & 8 West Road, Map 2 Lot 39 & Map 2 Lot 39-1**

**Owners: Dandurand/Parent**

The Dandurands and Parents represented themselves. Mr. Dandurand stated that currently he lives at 8 West Road and his daughter lives at 4 West Road but they are planning to sell their home. When the subdivision was originally completed he stated that was an error leaving his daughters well radius beyond the lot line. This lot line is proposed to move 50ft. to enclose the well radius on her property.

The Board reviewed the plan and the only addition they required was to add a note that both lots meets the 2019 zoning and has at least one buildable acre.

Mr. Williams made a motion and Mr. Bouchard seconded. **Motion passes.**

Mr. Williams made a motion and Mr. Humphrey seconded that there is no regional impact for this proposed lot line adjustment. **Motion passes.**

Mr. Williams made a motion and Mr. Humphrey seconded to approve the lot line adjustment with the addition of the note stating both parcels have a buildable acre. **Motion passes.**

**Public Hearing-Shibles, Site Plan Review for Advanced Auto Group, LLC.**

**254 Suncook Valley Road, Map 9 Lot 34A**

**Owner: Craig & Marta Shibles**

**Pending Owner: A**

**Engineer: Jon Rokeh**

Mr. Williams made a motion and Mr. Houle seconded to find the application for site plan complete. **Motion passes.**

Mr. Williams made a motion and Mr. Humphrey seconded to find no regional impact for the site plan. **Motion passes.**

Mr. Rokeh stated that this property is currently a mattress store. There is a purchase and sales agreement for the property and the new owner proposed a used car dealership. Mr. Rokeh stated that he plans to park cars on existing surfaces as well as use the indoor area to park up to five cars. He proposes a maximum of 25 cars total on the site. He also plans on applying to be an inspection station for his own vehicles.

Mr. Rokeh explained that the apartment will stay a part of the property and will be used occasionally by the new owner and there will be no third party renting.

After some review the Board requested the following added to the plan as conditions of approval:

- Add sign location
- Add trash disposal
- Add all stamps on final plan
- Add a note on plan restricting the number of vehicles to a maximum of 25

Mr. Williams made a motion and Mr. Houle seconded to approve the site plan with the conditions of approval. **Motion passes.**

**Public Hearing-Site Plan Review for NH 12 Volt**

**274 Dover Road**

**Owner: Joseph Levitt**

**Mr. Levitt stated that he wants to set up a small business in the garage of his house building and selling toolkits through the postal service. He stated that there will be no large delivery trucks and he will reuse his packing materials.**

Mr. Williams made a motion and Mr. Houle seconded to accept the site plan as complete. **Motion passes.**

Mr. Williams made a motion and Mr. Humphrey seconded to find no regional impact. **Motion passes.**

Mr. Williams made a motion and Mr. Houle seconded to approve the Site plan for NH 12 volt. **Motion passes.**

**Conceptual Discussion- 290 Dover Road, Seth O'Donnell**

Ms. Barnouski gave a brief history of the property. She stated that the property had been previously found in violation of zoning and was ordered to remove the excess cars on his property. He worked with the Town to get the number of vehicles down to a meet zoning. The property was just visited again on 08/29/2019 by Ms. Barnouski and Mrs. Pinard who found the property out of compliance. Mr. O'Donnell is cooperative and working with the Town to resolve the issue. Mr. O'Donnell was placed on the agenda to determine if he will be able to operate a salvage yard at the property. One of the hurdles Mr. O'Donnell faces is the State requirement that no salvage yard be closer to a state highway or right of way than 660ft.

Mr. O'Donnell stated that he does have the acreage to go back the 660ft and he could move everything back up off of Rt. 4. Mr. O'Donnell acknowledged that he would have to follow the steps to be approved as a salvage yard such as getting Zoning Board, Planning Board with a full site plan, and Selectmen approval. He acknowledged that he would be required to fence in the area being used. Mr. O'Donnell stated that he has been working for some time with Don Watson from the Department of Environmental Services to stay in compliance with their practices.

Mr. Williams pointed out RSA 236:118 which states in a municipality that has not enacted a zoning ordinance, the local governing body may adopt an ordinance establishing lesser setback requirements than those established in paragraph III. However, Chichester has adopted an ordinance.

After some discussion, the consensus of the Board was that they would be in favor of reducing the 660ft setback from the Road due to the fact that the 660ft pushes the salvage yard closer to residential properties and they are in favor of keeping the salvage yard closer to the Road. The Board discussed somewhere between 250-300ft. Ms. Barnouski will discuss this with Town council and do some research on what other municipalities have reduced to for reference.

This matter will be placed on the Board of Selectmen agenda for more discussion which members of the Planning Board will attend.

#### **Approval of Minutes-**

Mr. Houle made a motion and Mr. Williams seconded to approve the minutes of August 1, 2019. **Motion passes.**

Mr. Williams made a motion and Mr. Houle seconded to approve the minutes of August 14, 2019. **Motion passes.**

#### **Site Regs/Subdivision Regs Review-**

Mr. Brehm stated that he reviewed the proposed changes by Matt Monahan and that besides some grammatical errors the major thing he found was that the Technical Review Committee (TRC) was mentioned everywhere except for the Site Regulations. He is going to ask him to add that in for review for the next meeting which will be scheduled for the end of September.

The next meeting with CNHRPC will be on September 18<sup>th</sup>, 2019 at 6:30PM to review the Master Plan Update.

Not approved until signed.

Chairman, Stan Brehm