

Chichester Planning Board  
Minutes of Meeting  
Thursday November 7, 2019

**Members Present:** Stan Brehm, Richard Bouchard-ex officio, Tom Jameson, John Healy, Dan Humphrey, Dr. Kevin Mara, DVM, and Kristy Barnouski Secretary.

**Others present:** Matt Monahan, Mike Tardiff, Sam & Erin Schreier, Bob Mann.

Dr. Mara DVM and John Healy will be a voting member for tonight's meeting.

**Public Hearing-Update on Site Plan/ Subdivision Regulations and Bylaws and Rules of Procedure.**

Mr. Monahan presented the updated Site Plan Review, Subdivision Regulations and Bylaws and Rules of Procedure to the Board and audience members. He explained that all the changes were to make things more modern, with more info and to add the technical review committee using major and minor site plans/subdivisions. The TRC is the largest change within all three documents.

**Site Review Regulations:**

Mr. Monahan stated off with the addition of the threshold for minor and major site plan review along which triggers the technical review committee (TRC).

Mr. Monahan explained that there is a change to home occupation. It will now need a conditional use permit (CUP) instead of a home occupation permit which entails more submittal items.

Mr. Monahan pointed out some of the other important additions such as fire protection and landscaping requirements.

The Board and Mr. Mann had a discussion on the wording on wetlands. Mr. Mann pointed out that the proposed #14 a) IV) doesn't work any longer as there are no wetlands located on the maps. The consensus of the Board was to strike #14 a) IV) from the wetland section.

**Subdivision Regulations:**

Mr. Monahan stated the first major change in the subdivision regulations is the addition to the of the technical review committee. Just as in the site plan regulations there is a threshold for major and minor subdivision which triggers the TRC review.

There is an addition of monuments and bounds which shall be placed at every change of direction of lot lines.

The final large change in the subdivision regulations is road inspection, escrow and maintenance requirements.

### **Bylaws and Rules of Procedure for the Planning Board-**

Mr. Monahan stated that the changes in this document are related to the addition of the TRC process and communications.

Mr. Bouchard made a motion and Dr. Mara seconded to adopt all three documents with the proposed changes including the Site Review Regulations, Subdivision Regulations and the By laws and Rules of Procedure for the Chichester Planning Board. **Motion passes.**

### **Conceptual discussion- Sam and Erin Schreier, cluster housing unit on Pleasant St. Map 10 Lot 10, Map 10 Lot 10-1 & Map 10 Lot 10-2**

Mr. and Mrs. Schreier came before the Board to discuss the potential of putting a large cluster housing development spanning over lots they own on Pleasant St. They explained that they currently have a closing date to lock a large portion of their acreage into conservation land. They would like to use this conservation land towards the calculations for the cluster development and use that as the open space land. This would substantially change the amount of units they would be able to have in the development.

The Board stated they would need to seek attorney opinion on this matter and would get back to Mr. & Mrs. Schreier.

### **Master Plan Update-**

Mr. Tardiff discussed expanding the commercial area on Rt.4 as the Board has previously spoke about doing. He wanted to determine if the Board was looking at using the depth of parcels for expanding Rt. 4 or just going back further by adding sq.

The Board was unsure on how to proceed. They discussed toning down certain uses in particular areas that back up to housing subdivisions.

They Board would like to add two new zones/nodes in the future, one located at Rt. 28 and the other at the Library.

The Board would also like to add agrotourisim into the Master Plan.

**Non-Public Session: RSA 91-A: 3 II (I)** *Consideration of legal advice provided by legal counsel, either in writing or orally, to one or more members of the public body, even where legal counsel is not present.*

A motion was made by Mr. Brehm and seconded by Mr. Bouchard to enter into non-public session under RSA 91-A: 3 II (I). Brehm, aye. Bouchard Aye. Jameson, aye. Mara, aye. Humphrey, aye. Healy, aye. **Motion Passes.**

A motion was made by Mr. Bouchard and seconded by Mr. Humphrey to exit non-public session. Brehm, aye. Bouchard Aye. Jameson, aye. Mara, aye. Humphrey, aye. Healy, aye. **Motion Passes**

A motion was made by Mr. Bouchard and seconded by Mr. Humphrey to seal the non-public meeting minutes indefinitely. Brehm, aye. Bouchard Aye. Jameson, aye. Mara, aye. Humphrey, aye. Healy, aye.

**Motion Passes**

**Adjournment-** Having no further business, a motion was made by Dr. Mara, DVM and seconded by Mr. Humphrey to adjourn the meeting at 8:44pm.

Respectfully submitted,

Kristy Barnouski, Secretary

Not approved until signed.

Chairman, Stan Brehm