

**Chichester Planning Board  
Minutes of Meeting  
Thursday December 5, 2019**

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

**Others present:** Matt Monahan, Mike Tardiff, Sam & Erin Schreier, George Chadwick, Doug & Kathryn Valley, Kathy Hosmer Doult, Doug Fisher, Gordon Jones, David Marsden, Dan Clark, Dan & Anita Conlin, Leona & Ken Lang, Chester & Mary McPhail, Robert Stackhouse, Robert & Elizabeth Madison, and other members of the public.

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

Dr. Mara is a voting member for this meeting.

**Public Hearing- Crusierparts, LLC.**

**Address: Dover Road, Map 3 Lot 25**

**Owners: Doug and Kathryn Valley**

**Engineer: Jon Rokeh**

Mr. Brehm explained that there was a public hearing being held due to the fact that it had been so long since the conditional approval as well as some minor changes in the plan. He asked Mr. Valley to bring everyone up to speed on what had been going on with the plan.

Mr. Valley stated that his project had been held up due to his Alteration on Terrain (AOT) permit and D.O.T permits. Because those are not rectified, he is able to move forward. He stated that originally he was going to have a long driveway that looped with two access from Dover Road, however at this time he only has one access. He stated that in the future he will complete another AOT permit and finish the driveway down to Rt. 4.

An abutter, Mr. Clark asked if they planned on expanding towards Mason Road. The Valleys responded that they were not able to because that portion of the lot is residential.

Mr. Humphrey made a motion and Mr. Mara seconded to find no regional impact.

Mr. Williams made a motion and Mr. Bouchard seconded for final approval of the Cruiserparts, LLC site plan for Map 3 Lot 25 located on Dover Road. **Motion passes.**

**Design Review-Custer Housing Development**

**Address: 112 Pleasant Street, Map 10 Lot 10, Map 10 Lot 10-10-1, Map 10-10-2**

**Owners: Susan Schrier**

**Applicants: Sam & Erin Schrier**

**Engineer: George Chadwick**

Mr. Brehm reminded everyone that this was a conceptual design review that binded neither the Planning Board nor the applicant.

Mr. Chadwick presented the proposed conceptual cluster development plan on behalf of the Schriers. He stated that a detailed boundary line had been completed. He reviewed his calculations which included the acreage, minus the wetlands, buffers, and steep lands. His calculations amounted to 18.38 lots but with the density bonus that Chichester offers it totals 22 lots.

Mr. Humphrey recused himself from this project as he has known that applicant for a long period of time.

Mr. Chadwick stated that there would be a shared community well but separate septic systems. He stated that they have not worked out the details yet but would like to have no individual lots. The three lots would also be merged.

The Board had questions on how there could be no lot lines in regards to enforcing setbacks and building sheds etc. and also if ADU's would be allowed. The Schrier's stated that would need to be worked out in the condo docs.

Mrs. Barnouski read a letter submitted from a property owner, Brandon Guida who was not able to attend the meeting. Mr. Guida pointed out several concerns he had including the land (if put into conservation easement) is already being conserved and would not be eligible for the same density, a full wetland and soil delineation being completed, septic and water considerations, request of condo association consideration, bond consideration, consideration of awarding the agricultural land and density incentives, and existing neighborhood uses such as the Dell Lea.

Mr. Brehm stated that the Town has already received attorney opinion in regards to the conservation easement that is pending on this property. The opinion was that if the conservation easement is put in place before a Planning Board approval then the acreage of the easement would not be able to be used in the calculations, resulting in less lots as the land would already be protected.

Mr. Schrier stated that he is studying sustainable community design and they would like to live and create a community based on agriculture. They would like to have a large community building to gather in for residents and also have the shared open space.

Many abutters had comments and concerns.

Ms. Doult stated that this development would change the whole structure of the neighborhood and have a major impact on the community.

Mr. Fisher had concerns about the development and asked about price point and anticipated square footage. The Schrier's did not have that worked out yet but stated they would be reasonable size houses.

Mr. Brehm stated that a traffic study would have to be done as he considers this to be a development of regional impact.

Mr. Marsden of Dell Lea stated that he would like this project seen to completion and built well.

Ms. Doult asked if it would all be built at once or one at a time. She also inquired on how they would find people wanted to live in an agricultural based community.

The Schrier's stated that they were not sure on building timeline as this was still very conceptual but they did plan to interview homeowners to ensure they wanted the same agricultural lifestyle.

Mr. Mann of the Conservation Commission wanted to be sure that the wetlands were completely delineated.

Mr. Jones had the same concerns about the wetland delineation. He also commented that sometimes people propose developments to make conservation land more valuable.

Mrs. Schrier stated that they would just like to design a community they would like to live in and be a part of.

Mr. Brehm closed the design review.

### **CNHRPC-Master Plan**

Mr. Tardiff reviewed the Master Plan updates completed so far with the Board, touching on protection of rural agriculture/agrotourism, protection of aquifers, and the transition from soil based zoning. Mr. Tardiff stated that the chapters can be updated and adopted in early 2020.

Mr. Mann discussed how he hopes that the Board waits to see what happens with the first node before adding others in Town.

Mr. Brehm stated that they will not be adding any nodes this year but they will be discussing it for next year. He also commented that it could be years before you see any changes since property has to change hands and that the Rt. 28 node should be put in place before the intersection at Main St. and Rt. 28 is fixed by D.O.T.

Mr. Tardiff suggested reaching out to D.O.T. to discuss the plan with them before they start engineering.

### **CNHRPC-Zoning**

Mr. Monahan reviewed the proposed changes with the Board for zoning.

After reviewing the junkyard changes the Board decided to change the tree buffer within the 300ft buffer from the road, so it doesn't increase it any further.

The Board reviewed the proposed changes made by the Building Inspector regarding accessory dwelling units limiting townhouses, and manufactured housing as defined in RSA674:31.

The Board agreed to add the language.

The public hearings will be scheduled for the proposed zoning changes as well as the proposed building code changes for January 2, 2020 for the first one and January 23, 2020 for the second if needed.

**Adjournment-** Having no further business, a motion was made by Dr. Mara, DVM and seconded by Mr. Jameson to adjourn the meeting at 9:09pm.

Respectfully submitted,

Kristy Barnouski, Secretary

Not approved until signed.

Chairman, Stan Brehm