

**Chichester Planning Board
Minutes of Meeting
Thursday September 3, 2020**

Members Present on ZOOM: Stan Brehm (Chairman), Michael Williams (Vice Chairman), Tom Houle, John Healy, Allen Mayville, Dr. Kevin Mara, DVM, David Jobin and Kristy Willey, Secretary.

Others present on ZOOM: Jodi Pinard, Erik Jones, Webster Stout, Brianne Stone, Jay Darrah, Jeff Green, Joe Wichart, Donna Chagnon, Ellen Quinlan, Alan Gould and other members of the public.

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

Mr. Brehm read this into the minutes:

As Chair of the Planning Board, I find that due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically.

Please note that there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, I am confirming that we are:

a) Providing public access to the meeting by telephone, with additional access possibilities by video or other electronic means:

We are utilizing ZOOM for this electronic meeting. All members of the Board have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting through dialing the following phone # **+1 253 215 8782, : Meeting ID: 812 4413 2712 & Password: 316915**

. Follow along using a digital copy from our website at: ChichesterNH.org. We will also be streaming the meeting as a webinar which you join by going to this link :

<https://us02web.zoom.us/j/81244132712?pwd=Mk9qUlhISE90b3ZDeTRqT1cvdGk4dz09>

b) Providing public notice of the necessary information for accessing the meeting:

We previously gave notice to the public of the necessary information for accessing the meeting, including how to access the meeting using Zoom or telephonically. Instructions have also been provided on the website of the Board at: www.ChichesterNH.org.

c) Providing a mechanism for the public to alert the public body during the meeting if there are problems with access:

If anybody has a problem, please call 603-798-5350 ext. 201 or email at: KWilley@ChichesterNH.org

d) Adjourning the meeting if the public is unable to access the meeting:

In the event the public is unable to access the meeting, the meeting will be adjourned and rescheduled.

Please note that **all votes** that are taken during this meeting shall be done by **roll call vote**.

Let us start the meeting by taking a roll call attendance. When each member states their presence, please also state whether there is anyone in the room with you during this meeting, which is required under the Right-to-Know law.

A roll call vote was taken, and the attendees are listed above.

Dr. Mara and Mr. Jobin will be a voting member for tonight's meeting.

Mr. Williams made a motion and Mr. Mara seconded to approve the minutes of 08/06/2020 with following corrections; add Mr. Humphrey's name to the minutes and clarify that the noise ordinance discussed is for the residential zone. Roll Call vote. Brehm, aye. Williams, aye. Humphrey, abstain. Houle, aye. Mayville, aye. Jameson, aye. Healy, aye. Dr. Mara, aye. Jobin, aye.

Motion Passes.

Public Hearing- Subdivision

Location: 3 Highland Drive, Map4 Lot 137

Applicant: Estate of Gary Cole

Engineer: Joe Wichert

Mr. Wichert presented the proposal to add one new building lot. They have already received state subdivision approval. The wetlands have been delineated by Aaron Wexler.

The lot has the required amount of road frontage and acreage to subdivide.

Mr. Williams made a motion and Mr. Houle seconded that application to subdivide is complete. Roll Call vote. Brehm, aye. Williams, aye. Humphrey, abstain. Houle, aye. Jameson, aye. Mayville, aye. Healy, aye. Dr. Mara, aye. Jobin, aye. **Motion Passes.**

Mr. Williams made a motion and Mr. Humphrey seconded to find no regional impact for this subdivision. Roll Call vote. Brehm, aye. Williams, aye. Humphrey, abstain. Houle, aye. Jameson, aye. Mayville, aye. Healy, aye. Dr. Mara, aye. Jobin, aye. **Motion Passes.**

Mr. Williams made a motion and Mr. Humphrey seconded to approve the application for subdivision. Roll Call vote. Brehm, aye. Williams, aye. Humphrey, abstain. Houle, aye. Jameson, aye. Healy, aye. Mayville, aye. Dr. Mara, aye. Jobin, aye. **Motion Passes.**

Public Hearing- Site Plan Review

Location: 113 Dover Road, Map 4 Lot 162

Applicant: Ellen Quinlan, owner of Taz Talo, Doggy Darbster

Engineer: Allen Gould

Mrs. Quinlan and Mr. Gould presented a proposal to add a temporary trailer to the site to quarantine dogs who are coming from out of state.

Mr. Williams made a motion and Mr. Jameson seconded to accept the plan as complete. Roll Call vote. Brehm, aye. Williams, aye. Humphrey, abstain. Houle, aye. Jameson, aye. Healy, aye. Mayville, aye. Dr. Mara, aye. Jobin, aye. **Motion Passes.**

Mr. Williams made a motion and Mr. Houle seconded to find no regional impact for this site plan review. Roll Call vote. Brehm, aye. Williams, aye. Humphrey, abstain. Houle, aye. Jameson, aye. Healy, aye. Mayville, aye. Dr. Mara, aye. Jobin, aye. **Motion Passes.**

The Board discussed concerns about the architectural standards with a trailer. They would like it to have a pitched roof or

possibly move the trailer out of site to the back of the property.

Mrs. Quinlan will do some research on these options and then decide the best route to go.

The Board stated that there is a 65-day window that the project needs to either be approved or denied.

Mr. Williams made a motion and Mr. Houle seconded to table the public hearing until the next meeting. Roll Call vote. Brehm, aye. Williams, aye. Humphrey, abstain. Houle, aye. Jameson, aye. Healy, aye. Mayville, aye. Dr. Mara, aye. Jobin, aye. **Motion Passes.**

Discussion on Road Paving-White Birches

Mr. Brehm stated that the Road needs to be paved in the White Birches Condominium development and the old site plan has set a higher standard of paving than necessary. The Town Engineer did recommend that the road width and the shoulders can be reduced to 8ft lanes and 2 ft. shoulders.

Mr. Brehm polled the Board on reducing the width of the road as requested.

Roll Call Poll. Brehm, aye. Williams, aye. Humphrey, abstain. Houle, aye. Jameson, aye. Mayville, aye. Healy, aye. Dr. Mara, aye. Jobin, aye.

The consensus of the Board is to allow the development to be paved with reduced lane and shoulder size.

Public Hearing- Subdivision

Location: 58 Bear Hill Road, Map 8 Lot 23

Applicant: James & Michelle Plunkett

Rep for Applicant: Brianne Stone, Jay Darrah

Engineer: Jeff Green

Dr. Mara recused himself for this portion of the meeting.

Mr. Williams made a motion and Mr. Humphrey seconded to find the plan for subdivision complete. Roll Call Poll. Brehm, aye. Williams, aye. Humphrey, abstain. Houle, aye. Jameson, aye. Healy, aye. Mayville, aye. Dr. Mara, abstain. Jobin, aye. **Motion passes.**

Mr. Williams made a motion and Mr. Houle seconded to find no regional impact for this subdivision. Roll Call Poll. Brehm, aye. Williams, aye. Humphrey, abstain. Houle, aye. Jameson, aye. Mayville, aye. Healy, aye. Dr. Mara, abstain. Jobin, aye. **Motion passes.**

The Board discussed the shape of the lot not being symmetrical. After some discussion, the consensus of the Board was to approve a waiver for the lot shape.

Mr. Jameson made a motion and Mr. Jobin seconded to accept a waiver for the irregular lot shape for this subdivision. Roll Call Poll. Brehm, aye. Williams, aye. Humphrey, abstain. Houle, aye. Jameson, aye. Mayville, aye. Healy, aye. Dr. Mara, abstain.

The Board stated a note needed to be added to the plan stating both parcels have one buildable acre.

Mr. Williams made a motion and Mr. Humphrey seconded to approve the one lot subdivision located at 58 Bear Hill Road, Map 8 Lot 23. Roll Call Poll. Brehm, aye. Williams, aye. Humphrey, abstain. Houle, aye. Jameson, aye. Mayville, aye. Healy, aye. Dr. Mara, abstain. Jobin, aye. **Motion passes.**

Letter from Building Inspector-

The Building Inspector, Mr. Hodge, wrote a letter to the Planning Board regarding a property located at 41 Suncook Valley Road owned by the Holmes. The owners would like to make this property a multifamily/multiuse property and Mr. Hodge is looking for advice from the Planning Board on how to proceed.

The consensus of the Board was that the Holmes would need to go to Planning Board for site plan review.

Discussion on meetings in person or ZOOM-

The Board discussed the best option for meeting the following month. The consensus of the Board was to meet via ZOOM for the month of October.

Adjournment- Having no further business, a motion was made by Mr. Humphrey and seconded by Mr. Williams to adjourn the meeting at 8:52 pm. Roll Call vote. Brehm, aye. Williams, aye. Jameson, aye. Mayville, aye. Houle, aye. Humphrey, aye. Healy, aye. Mara, aye. Jobin, aye.

Motion Passes.

Respectfully submitted,
Kristy Willey, Secretary

Not approved until signed.

Chairman, Stan Brehm