

**Chichester Planning Board
Minutes of Meeting
Thursday November 5, 2020**

Members Present on ZOOM: Stan Brehm (Chairman), Michael Williams, Richard Bouchard, Tom Jameson, Allen Mayville, Tom Houle, Dan Humphrey, John Healy and Kristy Willey, Secretary.

Others present on ZOOM: Matt Monahan, Mike Vignale, Web Stout, Erik Jones, Donna Chagnon, Cara Torrey, Cori St., Kevin Hatch, Keenan Blum, Germaine, John Crowdes, 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.

Public Hearing- Site Plan and Conditional Use Permit

Location: 362 Dover Road, Map 3 lot 68B

Applicant: GreenWave Development, Erik Jones

Engineer: Web Stout

Mr. Stout stated that the site is on Dover Road and the additional property is to the left which is swampy of the edge of the road. There is some frontage on Trap road, but the majority is on Dover Road. They are proposing a voluntary lot merger be completed and the addition of another two units on the site to an already approved seventeen unit.

There used to be a unit number #1 down by the entrance that was going to be a model home, but they are proposing to move that to the rear up by the cul-de-sac.

The Board had some issues viewing the plans online.

Mr. Vignale the Town Engineer did agree to the reduced lane width and shoulders. The Board did agree to this as well and the note is on the plan with date approved.

There is also a note on the plan that the homes did not need to be sprinkled. The Fire Department did go and test the fire pond which worked well but they ran out of water. The Chiefs recommendation was to drill a well for water which Mr. Jones has completed.

Each unit has a two-car parking garage.

Mr. Stout will drop off sets of plans for each member to review at home for the next meeting.

Mr. Bouchard made a motion and Mr. Houle seconded to accept the plan as complete. Roll Call vote. Brehm, aye. Williams, aye. Humphrey, aye. Houle, aye. Jameson, aye. Mayville, aye. Bouchard, aye. Healy, aye. **Motion passes.**

Mr. Williams made a motion and Mr. Houle seconded to find no regional impact. Roll Call vote. Brehm, aye. Williams, aye. Humphrey, aye. Houle, aye. Jameson, aye. Mayville, aye. Bouchard, aye. Healy, aye. **Motion passes.**

Mr. Humphrey made a motion and Mr. Houle seconded to continue the public hearing to the November 19, 2020 meeting so plans can be reviewed further. Roll Call vote. Brehm, aye. Williams, aye. Humphrey, aye. Houle, aye. Jameson, aye. Mayville, aye. Bouchard, aye. Healy, aye. **Motion passes.**

Public Hearing- Lot Line Adjustment

Location: Map 4 Lot 154-2, Map 4 Lot 157, and Map 4 Lot 152 located at 69-2 & 83 Dover Road.

Applicant: Coleman Concrete Inc & Carl D. Mahlstedt Jr. Revocable Trust 2001

Engineer: T.F. Bernier, Inc. John Crowdes

The Board reviewed the plan for lot line adjustment.

Mr. Humphrey made a motion and Mr. Healey seconded to find the plan for lot line adjustment complete. Roll Call vote. Brehm, aye. Williams, aye. Humphrey, aye. Houle, aye. Jameson, aye. Mayville, aye. Bouchard, aye. Healy, aye. **Motion passes.**

Mr. Humphrey made a motion and Mr. Houle seconded to find no regional impact. Roll Call vote. Brehm, aye. Williams, aye. Humphrey, aye. Houle, aye. Jameson, aye. Mayville, aye. Bouchard, aye. Healy, aye. **Motion passes.**

The Board discussed adding a note on the plan that some areas such as the storage in the residential zone are existing but not in compliance with zoning.

Ms. Torrey and Mrs. St. Germaine were concerned that if these storage items showed on the plan that it would allow approval.

Mr. Humphrey made a motion to approve the lot line adjustment with a note on the plan acknowledging that the site is not in compliance with zoning. **Motion failed.**

The consensus of the Board is to leave the note off as it is not pertinent to the lot line adjustment and there are records already showing the zoning violation.

Mr. Bouchard made a motion and Mr. Humphrey seconded to approve the lot line adjustments as presented. Roll Call vote. Brehm, aye. Williams, aye. Humphrey, aye. Houle, aye. Jameson, aye. Mayville, aye. Bouchard, aye. Healy, aye. **Motion passes.**

Public Hearing- Subdivision

Location: Map 9 Lot 3, located at 42 Hilliard Road

Applicant: Gregory Teague

Engineer: Kevin Hatch

The Board reviewed the plan to add one additional lot.

Mr. Humphrey made a motion and Mr. Houle seconded to find the application complete. Roll Call vote. Brehm, aye. Williams, aye. Humphrey, aye. Houle, aye. Jameson, aye. Mayville, aye. Bouchard, aye. Healy, aye. **Motion passes.**

Mr. Humphrey made a motion and Mr. Houle seconded to find no regional impact. Roll Call vote. Brehm, aye. Williams, aye. Humphrey, aye. Houle, aye. Jameson, aye. Mayville, aye. Bouchard, aye. Healy, aye. **Motion passes.**

Mr. Mayville made a motion and Mr. Humphrey seconded to approve the subdivision to create one additional lot for Map 9 Lot 3. Roll Call vote. Brehm, aye. Williams, aye. Humphrey, aye. Houle, aye. Jameson, aye. Mayville, aye. Bouchard, aye. Healy, aye. **Motion passes.**

Public Hearing- Amendment to Site Plan

Location: 349 Dover Road, Map 2 Lot 87

Applicant: David and Jennifer Albert applying for Prime ATC

Mr. Blum presented to the Board. He stated that they would like to amend the currently approved site plan to add a drive thru for the dispensary due to the pandemic and people having restricted access to the building.

Mr. Brehm stated that they have already completed a Technical Review Committee meeting, so this plan has been reviewed by CNHRPC and the Town engineer.

Mr. Humphrey made a motion and Mr. Healy seconded to find the application for site plan amendment complete. Roll Call vote. Brehm, aye. Williams, aye. Humphrey, aye. Houle, aye. Jameson, aye. Mayville, aye. Bouchard, aye. Healy, aye.

Motion passes.

Mr. Humphrey made a motion and Mr. Houle seconded to find no regional impact. Roll Call vote. Brehm, aye. Williams, aye. Humphrey, aye. Houle, aye. Jameson, aye. Mayville, aye. Bouchard, aye. Healy, aye. **Motion passes.**

Mr. Mayville made a motion and Mr. Houle seconded granting a waiver to not show topography beyond the developed area on the amended site plan. Roll Call vote. Brehm, aye. Williams, aye. Humphrey, aye. Houle, aye. Jameson, aye. Mayville, aye. Bouchard, aye. Healy, aye. **Motion passes.**

Mr. Houle made a motion and Mr. Healy seconded to approve the application for Site Plan amendment for Prime ATC. Roll Call vote. Brehm, aye. Williams, aye. Humphrey, aye. Houle, aye. Jameson, aye. Mayville, aye. Bouchard, aye. Healy, aye. **Motion passes.**

Adjournment- Having no further business, a motion was made by Mr. Humphrey and seconded by Mr. Houle to adjourn the meeting at 9:43pm. Roll Call vote. Brehm, aye. Williams, aye. Humphrey, aye. Houle, aye. Jameson, aye. Mayville, aye. Bouchard, aye. Healy, aye. **Motion passes.**

Respectfully submitted,
Kristy Willey, Secretary

Not approved until signed.

Chairman, Stan Brehm