

Chichester Planning Board
Minutes of Meeting
Thursday January 3, 2019

Members Present: Chairman Stan Brehm, Michael Williams, Richard Moore, Tom Houle, Richard Bouchard ex-officio, Dr. Mara, DVM., Daniel Humphrey, John Healy and Kristy Barnouski Secretary.

Others present: Jon Rokeh, Calgary Mackenzie, Leo Dumont, John Healy, David Morey, Allan Lavoie, Candice Lavoie, Karen Lesmerires, Marlene Hammond, Todd Hammond, Bob Mann, Ken Lambert, Jon Taluba, Gary Bates, Kim Bates, Tom Jameson, Marty Smith, Adam Towne, Mark Blanchard, Ashley and Ronald Salvatore, Scott Tepper and other members of the public.

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

Mr. Williams made a motion and Mr. Houle seconded to approve the minutes of 12/06/2018. **Motion passes.**

Mr. Williams made a motion and Mr. Humphrey's seconded to approve the minutes of 12/20/2018. **Motion passes.**

Continued Conceptual Review-
Short Falls Road, Map 1 Lot 5-A
Owner: Karey Dumont
Developer: Leo Dumont
Engineer: Brown Engineering

Mr. Moore wanted to remind everyone that this is a non-binding conceptual meeting for the Board and applicant.

The Board went over the calculations for conceptual project and how the engineer arrived at the number of lots proposed.

The Board stated that Mr. Dumont would need a variance for being within buffer of the current home located near the proposed Road to the development. Mr. Dumont disagreed with this.

The Board stated that a homeowners association would be required to maintain the access road in the interim or until the decision was made for the road to be taken over by the Town. The Road would have to be built to Town Specs.

The Board stated that the Town Engineer would review the plans and would determine if the impact was great enough to require the developer improve Short Falls Road.

Mr. Lambert who is an abutter stated that he has some concerns about the site distance of his driveway with the proposed road and also the amount of running water in the area. Mr. Dumont stated that both of those issues could be addressed. He stated that with the clearing of trees for the proposed road the site distance would open up and he could place underdrain where needed to address water issues.

Mr. Lambert also stated that he had the minutes from the Zoning Board meeting of 11/16/2005 which stated he could have no more than 4 lots. Mr. Dumont stated that since then zoning has changed and he was taking advantage of current zoning.

Mr. Williams made a motion and Mr. Houle seconded to officially end the conceptual process. **Motion passes.**

Subdivision and Site Plan Review-
10 Dover Road, Map 4 Lot 151

Owner: D.B.U, Adam Towne

Engineer: Rokeh Consulting, Jon Rokeh

Subdivision-

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

Mr. Williams made a motion and Mr. Houle seconded that there was no regional impact. **Motion passes.**

Mr. Rokeh stated that he does have the driveway permits into D.O.T.

The Board went through the checklist.

Mr. Williams made a motion and Mr. Houle seconded to approve the proposed subdivision for Map 4 Lot 151. **Motion passes.**

Site Plan Review-

Mr. Williams made a motion and Mr. Houle seconded to accept the Site Plan Review as complete for Map 4 Lot 151. **Motion passes.**

Mr. Williams made a motion and Mr. Bouchard seconded that the Board found no regional impact. **Motion passes.**

The Board asked how the applicant planned to handle fire suppression for the proposed building. Mr. Towne stated that for his very similar building in Epsom they used firewalls in each unit.

Chief Quimby was not able to attend the meeting but did write a letter stating that due to the scope and complexity of the project he felt more comfortable with a licensed fire protection professional accessing the needs of this structure.

Mr. Mann of the Conservation Commission had major concerns about the wetland buffers being disturbed. His opinion is that the buffers should be left undisturbed. Additionally, the Town has recognized that the wetland and buffers are important to the wetland and its creatures and we should value the wetlands.

Mr. Jameson asked if they had considered having only one access point instead of three for safety reasons. Mr. Towne stated that the site distance of the driveways is good in his opinion.

The Board tabled the Site Plan until the next regular meeting and asked the applicant to address the following:

- D.O.T permits
- Computation for parking
- Lighting plan
- Signage

Mr. Williams made a motion and Mr. Brehm seconded to continue the public hearing until February 7, 2019. **Motion passes.**

Conceptual Review-

332 Dover Road, Map 3 Lot 59

Owner: Showcase Consignments, Marty Smith

Mr. Smith came before the Board to discuss a plan to put up a storage garage on the property behind the consignment store for overflow. This would be a separate building and not an addition.

After some discussion the Board told Mr. Smith that he would have to complete a Site Plan Review to expand his commercial business.

Conceptual Review-

9 Dover Road, Map 4 Lot 150-C

Owner: BobCat, Mark Blanchard

Mr. Blanchard explained to the Board that he bought the properties east and west of his property on Route 4. He is now clearing and stumping with an alternation of terrain permit from DES. He may want to use these lots for storage of campers or

other vehicles. After some discussion the Board stated to Mr. Blanchard that any use of this commercial property

Informational Session for Zoning-

Mr. Brehm did a brief overview of the proposed zoning changes along with the presentation of the new proposed zoning map. It was questioned on whether or not you could ask to keep your property rural agriculture if it was going to be changed to residential. The Board didn't believe that would be advisable by the Town attorney.

Mr. Mann pointed out that Bear Hill Rd, Ferrin Rd, Hillard Rd and Pleasant Street were all trending towards residential and to keep things more consistent he thinks those should be all 2 acre zoning.

Residents were concerned that Main Street would now be in the residential 2 acre zone and wanted to keep the rural feel of Main Street and requested that Main Street remain in 5 acre zoning. After hearing the concerns of the residents the Board stated that this could be addressed and possibly changed at the public hearing on January 21, 2019.

Adjournment- Having no further business, a motion was made by Mr. Williams and seconded by Mr. Bouchard to adjourn the meeting at 10:05pm.

Respectfully submitted,

Kristy Barnouski, Secretary

Not approved until signed.

Chairman, Stan Brehm