

**Chichester Planning Board  
Minutes of Meeting  
Thursday April 1, 2021**

**Members Present on ZOOM:** Michael Williams (acting Chairman) Stan Brehm, Tom Jameson, Allen Mayville, Dan Humphrey, Dr. Kevin Mara, David Jobin, John Healy and Kristy Willey, Secretary.

**Others present on ZOOM:** Greg Teague, Kevin Hatch, Matt Monahan, Mike Tardiff, Katie Nelson and other members of the public.

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

Mr. Williams read into the minutes:

As Acting 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:

**a) We are 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 listen and, if necessary, participate in this meeting through dialing the phone provided in tonight's agenda. 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 the link provided in tonight's agenda.

**b) We are 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 at [www.ChichesterNH.org](http://www.ChichesterNH.org).

**c) We are 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](mailto:Kwilley@ChichesterNH.org).

**d) We will adjourn 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.

Dan Humphrey, here and alone.

Tom Jameson, here and alone.

Alan Mayville, here and alone.

Richard Bouchard, here in alone.

John Healy, here and alone.

David Jobin, here and alone.

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Stan Brehm, here and alone.  
Mike Williams, here and alone.  
Kevin Mara, here and alone.

Mr. Williams stated that David Jobin is a voting member tonight.

**Public Hearing-Subdivision** -to create one additional lot.

**Location:** Map 9 Lot 4, located at 46 Hilliard Road

**Owner:** Greg & Rachel Teague

**Surveyor:** Kevin Hatch from Cornerstone survey

Mr. Hatch reviewed the application with the Board. He stated the application tonight is for Greg and Rachel Teague. They live at 42 Hillard Road. The proposal is to cut off a 2.4 acre lot adjacent to their house for a parent. They would like to build a house and keep them close by. That would be on the portion of frontage closest to Perry Brook Road. There is a one culvert that cuts across the road and creates a small wetland on the front of the property. The rear of the property is Perry Brook. He stated that they have gone through and done topography and soils. They do have state subdivision approval for the septic. He stated that they have gone through and calculated Chichester's contiguous buildable area and that is noted on note 12.

Mr. Humphrey made a motion and Mr. Jobin seconded to find the application for subdivision for Map 9 Lot 4 complete. Roll call vote. Brehm, aye. Humphrey, aye. Jameson, aye. Mayville, aye. Bouchard, aye. Jobin, aye. Williams, aye. **Motion passes.**

Mr. Humphrey made a motion that this subdivision was not of regional impact. Mr. Williams seconded. Roll call vote. Brehm, aye. Humphrey, aye. Jameson, aye. Mayville, aye. Bouchard, aye. Jobin, aye. Williams, aye. **Motion passes.**

Mr. Williams opened the public hearing.

There were no questions or comments from the public or the Planning Board, so Mr. Williams closed the public hearing.

Mr. Humphrey made a motion and Mr. Brehm seconded to approve the one lot subdivision for Map 9 Lot 4. Roll call vote. Brehm, aye. Humphrey, aye. Jameson, aye. Mayville, aye. Bouchard, aye. Jobin, aye. Williams, aye. **Motion passes.**

**Public Hearing-Subdivision** -to create three additional lots.

**Location:** Tepper, Map 8 Lot 48, located at 45 Hilliard Road.

**Owner:** Megan Tepper

**Surveyor:** Joe Wichert, LLS.

Mr. Wichert presented on behalf of Megan Tepper. The subject property is lot 48. The property has about 1200 feet of frontage on Hilliard Road and it has 21 and a half acres of land along with the existing Tepper residence. He stated that they were in front of the Board back in December of 2020 regarding different options and what we could do with the property. He stated when they came to the Board previously, they wanted five lots, but two of the five lots did not comply with the buildable area requirement. He stated they went back to the drawing board, and reconfigured the lots to what was submitted. They proposed creating three new building lots along with the existing house lot, a total of four lots. All four lots would have over 200 feet of

frontage, they would have over two acres of land, and they would have over one acre of contiguous buildable land. He stated that when they looked at the contiguous area, lot line is not symmetrical for one lot. Attorney Pat Panciocco prepared a waiver request in case the board feels that the waiver is needed.

Mr. Williams asked the Board to first determine whether the Board feels a waiver is necessary.

Mr. Brehm stated that he felt a waiver is necessary for consistency and he saw no reason not to grant it.

Mr. Humphrey made a motion and Mr. Jobin seconded to approve the waiver request for the lot line exceeding more than 15 degrees from the parallel lot line. Roll call vote. Brehm, aye. Humphrey, aye. Jameson, aye. Mayville, aye. Bouchard, aye. Jobin, aye. Williams, aye. **Motion passes.**

Mr. Brehm made a motion and Mr. Humphrey seconded to find the application for subdivision for Map 8 Lot 48 complete. Roll call vote. Brehm, aye. Humphrey, aye. Jameson, aye. Mayville, aye. Bouchard, aye. Jobin, aye. Williams, aye. **Motion passes.**

Mr. Jameson made a motion and Mr. Mayville seconded to find no regional impact for the subdivision application located at Map 8 Lot 48. Roll call vote. Brehm, aye. Humphrey, aye. Jameson, aye. Mayville, aye. Bouchard, aye. Jobin, aye. Williams, aye. **Motion passes.**

Mr. Williams opened the public hearing.

With no public comments from abutters or the Board, Mr. Williams closed the public hearing.

Mr. Humphrey made a motion and Mr. Jobin seconded to grant conditional approval for the subdivision located at Map 8 Lot 48 with the condition of stated subdivision approval. Roll call vote. Brehm, aye. Humphrey, aye. Jameson, aye. Mayville, aye. Bouchard, aye. Jobin, aye. Williams, aye. **Motion passes.**

#### **Conceptual Discussion for Keith page, Short Falls Road-**

Mr. Page stated that he is looking to purchase a property on our Short Falls Road, Map 1 Lot 5A. He stated that he would like to use the existing easement as a shared driveway to gain access to the rear of the lot to put two houses, one for him and the other for his parents. The issue is that there is no road frontage besides the shared driveway and the 200 feet for the first lot. He stated he wanted the Board opinion before they invest money into something that is not possible.

Mr. Brehm stated that the lot does not have the frontage for two lots. He can certainly put one house or could build a two family in there if there is enough road frontage.

Mrs. Willey stated a two family requires 250ft. of road frontage, but the property only has 201ft.

Mr. Brehm stated that the only option is to either build a road in there to get two lots out of it or build a home with an accessory dwelling unit.

Mr. Jameson stated they could also apply to the ZBA for the frontage requirement.

**Next Meeting-**

The next meeting will be April 15<sup>th</sup>. The consensus of the Board is to have the April 15<sup>th</sup> meeting as well as the May meeting via zoom and decide month to month on how to proceed.

**Recommendation to BOS-**

Mr. Jameson made a motion and Mr. Jobin seconded to recommend the Board of Selectmen to appoint Mr. Brehm and Richard Bouchard as members of the CNHRPC and Kevin Mara as an alternate to the CNHRPC. Roll call vote. Brehm, aye. Humphrey, aye. Jameson, aye. Mayville, aye. Bouchard, aye. Jobin, aye. Williams, aye. **Motion passes.**

**Adjournment-** Having no further business, a motion was made by Mr. Humphrey and seconded by Mr. Brehm to adjourn the meeting at 7:26pm. Roll call vote. Brehm, aye. Humphrey, aye. Jameson, aye. Mayville, aye. Bouchard, aye. Jobin, aye. Williams, aye. **Motion passes.**

Respectfully submitted,  
Kristy Willey, Secretary

Not approved until signed.

Chairman, Stan Brehm