

**Chichester Planning Board
Minutes of Meeting
Thursday May 6, 2021**

Members Present on ZOOM: Stan Brehm, Tom Houle, Tom Jameson, Allen Mayville, Dan Humphrey, Dr. Kevin Mara, David Jobin, and Kristy Willey, Secretary.

Others present on ZOOM: Joe Wichert, Dan Clark, Scott Frankowicz, Mike Tardiff, Katie Nelson, Robert Stackhouse, David and Sandra Millette and other members of the public.

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

Mr. Brehm read 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 accordance with the governor's emergency order number 12. Pursuant to executive order 2020 dash o for this public body is authorized to meet electronically. Please note that there is no physical location observe and listen to this meeting, which was authorized pursuant to the governor's emergency order. However, in accordance with emergency order, I am confirming that 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 during this meeting through this platform and the public has access to them. Listen and if necessary, participate in this meeting through dialing the following numbers which you can find our website follow along with a digital company from our website at churches in New hampshire.org. Okay, we gave 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

If anybody has a problem, please call 603-340-0084 or email KWilley@Chichesternh.org. 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. Okay, I'm going to take attendance and we can please state if you are there on your own or with company.

Mike Williams, here and alone.

Tom Houle, here and alone

Tom Jameson, here and alone.

Alan Mayville, here and alone.

David Jobin, here and alone.

John Healy, here and alone.

Stan Brehm, here and alone.

Mr. Brehm stated that Mr. Healy will be a voting member this meeting.

Approval of minutes-

April 1, 2021 Meeting Minutes-

Mr. Williams and Mr. Bouchard submitted some changes via email for the April 1, 2021 meeting minutes. Mr. Brehm also had a few edits. Under Joe Wichert's section, six lines down, it should read "one lot with the existing house". Also, two lines later there is a typo that should read "lot line".

Mr. Williams made a motion and Mr. Jameson seconded to approve the April 15, 2021 minutes with proposed changes. Brehm, aye. Williams, aye. Houle, abstain. Jameson, aye. Mayville, aye. Bouchard, aye. Healy, aye. **Motion passes.**

April 15, 2021 Meeting Minutes-

Add Mr. Houle to the meeting minutes.

Mr. Houle made a motion and Mr. Williams seconded to approve the April 15, 2021 minutes with proposed change.

Brehm, aye. Williams, abstain. Houle, aye. Jameson, aye. Mayville, aye. Bouchard, abstain. Healy, abstain. Jobin, aye. **Motion passes.**

Public Hearing -Subdivision

Location: Mason Road Map 3 Lot 8

Owner/Applicant: Dan & Tina Clark

Surveyor: Joe Wichert

Mr. Wichert presented the subdivision for the Clark's, adding one additional residential lot. The lot has about 490 feet of frontage, and a total of 29.3 acres. Mr. Clarke went to the Planning Board previously and spoke to Board about not requiring a survey of the whole lot, but just to survey the area in the front of the lot where the existing house is. A partial boundary survey was completed. The Clarks are currently in the process of building their residence so there is the new house which is under construction. The well and septic system has an approved septic plan.

The new lot would have 255 feet of frontage. It would have 2.27 acres of land, of which 1.9 acres is buildable. He stated that they are asking for a series of waivers, including waivers on the full boundary survey, the full topographic survey, and wetlands delineation. They do have a statement that says no wetlands were observed on the new lot.

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

Mr. Brehm asked Mr. Wichert about the wetlands on the lot. On the plan, it states there is no wetlands, so he asked if that is why there is no wetlands stamp?

Mr. Wichert stated that is correct. That is why they asked for waivers.

Mr. Brehm stated he was unsure if the Board can decide whether to waive the wetlands stamp.

Mr. Wichert stated that different towns handle it differently. He is not a certified wetland scientist. If the Board chose not to approve the waiver and was willing to do a conditional approval, he could have a wetland scientist certify that there is no wetlands on the new lot.

Mr. Brehm stated that wetlands are a big issue and wanted feedback from the Board.

Mr. Williams made a motion that the board finds that there are no wetlands requiring a wetland stamp on the subdividing portion of this lot.

Mr. Brehm stated he felt comfortable with that if everybody else does.

Mr. Jameson stated his concern for waiving the wetland stamp. If a wetland scientist does not sign off, how does the Board know there are no wetlands.

Mr. Williams asked if there were any wetlands designated on the new lot, but there are wetlands on the parcel.

Joe Wichert stated that he will submit a new plan with a wetland stamp on it by a wetland scientist.

Mr. Williams withdrew his motion.

Mr. Williams made a motion and Mr. Houle seconded to approve the wavier for the full boundary survey. Roll call vote. Brehm, aye. Williams, aye. Houle, aye. Jameson, aye. Mayville, aye. Bouchard, aye. Healy, aye. **Motion passes.**

Mr. Williams made a motion and Mr. Houle seconded to waive the topographic survey on the full lot. Roll call vote. Brehm, aye. Williams, aye. Houle, aye. Jameson, aye. Mayville, aye. Bouchard, aye. Healy, aye. **Motion passes.**

Mr. Jameson made a motion and Mr. Healy seconded to approve the waiver to requiring a complete wetland delineation of the remaining large lot. Roll call vote. Brehm, aye. Williams, aye. Houle, aye. Jameson, aye. Mayville, aye. Bouchard, aye. Healy, aye. **Motion passes.**

Mr. Brehm opened the public hearing.

Richard and Sandra Millette, who are abutters asked what the size of the lot is that is being subdivided.

Mr. Wichert stated that it will be 2.27 acres.

Mr. Millette stated that answered his question and he had no objections.

Mr. Stackhouse, who is an abutter, stated his biggest concern was the condition of the road and opening it up to more traffic. He asked how much road traffic to expect from this and that type of addition.

Mr. Brehm stated that the Board does not do any kind of traffic study when only one more house lot is added to a road.

Mr. Williams made a motion and Mr. Houle seconded to grant conditional approval of the proposed subdivision contingent on a wetlands stamp. Roll call vote. Brehm, aye. Williams, aye. Houle, aye. Jameson, aye. Mayville, aye. Bouchard, aye. Healy, aye.

Motion passes.

Conceptual Discussion- Surveyor: Scott R. Frankiewicz
Kevin Pearson, 24 Connemara Drive
Carl Lakowicz, 26 Connemara Drive

Mr. Frankiewicz came before the Board representing Mr. Pearson and Mr. Lakowicz. Mr. Frankiewicz used a tax map to show the existing land and what they would like to do. He stated that they would like to do a lot line adjustment but because its and unusual line they are proposing they wanted to discuss it with the Board first. He stated that over the years these friendly neighbors have utilized the land between them, and they have been using the areas beyond their lot lines. They would like to correct the line at this time and sort it out. Because of Chichester's rule regarding lot lines with no more than 15-degree variation, they wanted to be sure this is possible.

The consensus of the Board is that this possible and they would have no issue with it if the lots still meet current zoning.

Central NH Regional Planning Commission-Master Plan Update

Ms. Nelson presented the updated chapters of the Master Plan. CNHRPC reviewed the survey results and incorporated the recommendations.

The Board discussed the chapters at length and recommended some more changes.

Mr. Brehm stated that the Board would like to have the public hearing for the Master Plan at the June meeting so once the final draft is sent out, the Board should provide any additional feedback immediately.

The public hearing for the Master Plan will be scheduled for June 3, 2021.

Adjournment- Having no further business, a motion was made by Mr. Humphrey and seconded by Mr. Jobin to adjourn the meeting at 8:03pm. Roll call vote. Brehm, aye. Williams, 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