

**Chichester Planning Board  
Minutes of Meeting  
Thursday October 7, 2021**

**Members Present:** Stanley Brehm, Richard Bouchard (ex-officio), Tom Houle, Tom Jameson, Allen Mayville, Dan Humphrey, Dr. Kevin Mara, DVM. and Kristy Jobin, Secretary.

**Others present:** Keith Babb, Jeffery & Amy Day, Dan Mullen, Chip Larson, Jon Rokeh, Michael Frisbee, Jacob Maros and other members of the public.

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

Mr. Brehm appointed Dr. Mara as a voting member for the meeting.

**Approval of Minutes-**

Mr. Bouchard made a motion and Mr. Mayville seconded to approve the minutes of September 2, 2021 with minor adjustments. **Motion passes.**

**Continued Public Hearing: K&B Crushing-Updated Site Plan**

**Property Owner:** Keith Babb

**Location:** 200 Suncook Valley Highway, Map 8 Lot 50

Mr. Babb came before the Board for his updated site plan. The plan still reflected the designated parking area for cars for sale and the concrete slab and building location within the setbacks.

After some discussion, Mr. Babb was told that his plan could not be approved as is, and he would need to make the appropriate adjustments.

Mr. Humphrey made a motion and Mr. Bouchard seconded to continue the public hearing for K&B Crushing to the following meeting on November 4, 2021. **Motion passes.**

**Public Hearing: Lot Line Adjustment**

**Property Owner:** Jeffery & Amy Day

**Location:** 67 & 71 Kelly's Corner Road, Map 9 Lot 89 & 90 located at 67 & 71 Kelly's Corner Road.

**Surveyor:** Dan Mullen

Mr. Mullen from Bartlett & Associates presented the plan for lot line adjustment for Jeffery and Amy Day.

Mrs. Jobin explained that they went before the Zoning Board of Adjustments the night before and were denied for a variance to allow a 3 family in the residential zone. Both lots are currently non-conforming.

Due to the multitude of deficiencies in both lots the Board could not approve the plan as is. The applicants would like to rework the plan and possibly apply for more variances.

Dr. Mara made a motion and Mr. Jameson seconded to table the public hearing until the next meeting on November 7, 2021. **Motion passes.**

**Public Hearing: Subdivision**

**Property Owner: Murray**

**Location: 1 Leavitt Road, Map 1 Lot 34**

**Surveyor: Dan Mullen**

Mr. Mullen presented the plans for a subdivision in the residential zone for the Murray's. The Board reviewed the plan with a brief overview by Mr. Mullen.

The Board noted that the stated subdivision number must be added to the plan in the notes and a wetland stamp.

Mr. Mayville made a motion and Mr. Bouchard seconded to accept the application for subdivision as complete. Motion passes.

Mr. Houle made a motion and Mr. Bouchard seconded to find no regional impact for this subdivision. Motion passes.

Mr. Jameson made a motion and Mr. Bouchard seconded to grant conditional approval with adding the state subdivision approval and wetland stamp to the plan. **Motion passes.**

**Conceptual Discussion- Chip Larson & Jeremy Menard. Map 9 Lot 116 located on Webster Mills Road, open space development.**

Mr. Larson and Mr. Menard came before the Board to discuss putting in and open space conservation development on a large piece of property on Webster Mills Road. They would be interested on developing 32 acres of upland. The Board discussed the concept and some requirements for a development and recommended that they complete a plan and do a Technical Review Committee meeting to get official feedback.

**Discussion on Site Plan- CMAF Enterprise, LLC. 178 Dover Road, Map 3 Lot 12**

Mr. Rokeh and his client came before the Board to discuss what needed to be updated on a previously approved site plan for a property that he recently purchased.

After reviewing the already approved plan, the consensus of the Board was that the existing plan needed to be fully updated to include, wetlands, updated parking calculation, right of way added, number of spaces allowed and broken down by use, septic and well radius. Lastly, a note on the plan limiting the contour and wetland delineation to the used area of the property.

**Discussion on Site Plan- East Coast Equipment, LLC. 219 Dover Road, Map 3 Lot 22-1**

Mr. Marios was invited to discuss his new property he is relocating his existing business to. The Board reviewed the use and existing detailed site plan on file.

Mr. Houle made a motion and Mr. Humphrey seconded to not require an updated site plan with the following provisions: Bring property into compliance for ADA, put a directional sign for safety (no bigger than 2X3) and to follow sign and lighting ordinance. **Motion passes.**

A notice of decision will be issued. Any future expansion will require an updated site plan.

**Other Business-**

The Board scheduled a work session meeting on October 28, 2021 @ 6:30 to discuss zoning updates.

**Adjournment-** Having no further business, a motion was made by Mr. Humphrey and seconded by Mr. Houle to adjourn the meeting at 9:33pm. Roll call vote. Brehm, aye. Houle, aye. Jameson, aye. Mayville, aye. Bouchard, aye. Humphrey, aye. Mara, aye. **Motion passes.**

Respectfully submitted,  
Kristy Jobin, Secretary

Not approved until signed.

Chairman, Stanley Brehm