

**Chichester Planning Board
Minutes of Meeting
Thursday December 16, 2021**

Members Present: Stanley Brehm (Chair), Michael Williams (Vice Chair), Richard Bouchard (ex-officio), Tom Houle, Tom Jameson, Allen Mayville, John Healy and Kristy Jobin, Secretary.

Others present: Ron & Ashley Salvatore, Jodi Grimbilas, Julie Raposa, Donna Chagnon, Doug & Lorna Ross, Carol Hendee, Jill and Julio Dutra, Lisa Healy, Russell Blaney, Lucille Noel, Wendy O'Rourke, Jason Falardeau, John Rahill, Brady Jezewski, and other members of the public.

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

Mr. Brehm appointed alternate member John Healy as a voting member for the meeting.

Public Hearing-Proposed Zoning Amendments 2022

Mr. Brehm explained how the Town rezoned two years ago from soil zoning which was very outdated, to district zoning. At that time, the first node was voted in, which extends from the Main St./Route 4 intersection down to Town Hall. He stated that due to the 28 intersections being redone by the D.O.T. for safety reasons within the next couple years, the Board wanted to propose the second node, which would be at the Main St./Route 28 intersection. There is engineering taking place currently for the intersection with either a streetlight or a roundabout.

Mr. Brehm stated that this zoning node would take precedence over the Residential and Commercial zone.

Mr. Williams stated that many of the lots in the proposed node are too small to develop commercially.

Many residents had concerns including this node causing more traffic, littering, and speeding, especially the residents who reside on Main St. Many present indicated that they would like to see crosswalks and sidewalks if the node passed at Town Meeting.

The Board stated that the intention of the Node was to bring the Charrette plan to life and create a small village feel. From the proposed zoning:

“The Purpose of this District is to allow for mixed use development/redevelopment in the Old Town Center at a density higher than found in other sections of the corridor. The intent of these regulations is to implement in part the vision created in the Main Street Land Use Charrette from 2014. The standards herein are intended to promote a more pedestrian friendly environment, to allow for a range of residential uses not normally found along Main Street, and to allow non-residential uses compatible with rural residential nature of the corridor.”

Ms. Noel stated that she was a big part of the Charrette Planning, which the Planning Board based the node around. She stated that Plan NH came to work with the committee who were represented by residents and many different Board volunteers. The Board worked very hard to outline a plan for the Charrette and building the Greenspace at Town Hall.

The Charrette information is located on the website at Chichesternh.org.

Mr. Brehm went over all proposed changes.

Mr. Williams made a motion and Mr. Houle seconded to continue the public hearing until January 6, 2022.

Motion passes.

After some discussion, the Board voted to make the following changes:

Mr. Houle made a motion and Mr. Williams seconded to add the verbiage “Providing one half acre (27,780 square feet) of contiguous buildable land may require that a lot itself is larger than one half acre to meet this requirement” to the Town Center Node. **Motion passes.**

Mr. Williams made a motion and Mr. Houle seconded to change the verbiage from building frontage to lot frontage in the proposed Chichester 2022 zoning. **Motion passes.**

After some discussion with the public, the Board chose to remove “retail sales over 1000sq ft.” in the prohibited use section of the proposed node.

The minimum lot size will be 1 acre with a ½ acre buildable area with 75 ft. of road frontage.

Discussion-119 Dover Road

Mr. Brehm stated that the new business going into 119 Dover Road called and asked him if they would be able to start work before the site plan was completed as they cannot get a surveyor out on the site for months. He stated although he would not be in favor of it, he did check with Town Council who recommended to not allow any commercial activity without an approved site plan. The consensus of the Board was to not allow any commercial activity until a completed Site Plan was approved.

Rays Auto-

Mr. Brehm stated that the conditional approval for the site plan for Rays Auto needed an updated survey stamp, but he has been unable to obtain one from the original surveyor who did the site plan years ago. Mr. Rokeh had done an overlay of the existing plan and the wetlands have been delineated. Due to the time frame, the original surveyor did not feel comfortable stamping the new plan. Mr. Brehm asked the Board how they felt about waiving the requirement for an updated survey stamp, seeing no changes will be made to the the

property. The Board will vote on this at the next regular meeting.

Adjournment- Having no further business, a motion was made by Mr. Houle and seconded by Mr. Bouchard to adjourn the meeting at 9:03pm. **Motion passes.**

Respectfully submitted,

Kristy Jobin, Secretary

Chairman, Stanley Brehm

Not approved until signed