

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

**Members Present:** Stanley Brehm (Chair), Tom Jameson, Richard Bouchard (ex-officio), Tom Houle, Allen Mayville, Russell Blaney, Andrea Deachman, John Healy, and Kristy Jobin, Planning Coordinator.

**Others present:** Attorney Panciocco, Cal MacKenzie, Dave Morey, Diane More, Jon Rokeh, Adam Towne, Joe Allen, Ben Saturley, John Saturley, Lisa Healy, Earle Lund, Megan Rothermel, Donna Chagnon, Adjin & Dragana Sarajlic, other abutters, and other members of the public.

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

**Roll Call Attendance:** Stanley Brehm (Chair), Tom Jameson, Richard Bouchard (ex-officio), Tom Houle, Allen Mayville, Russell Blaney, Andrea Deachman, John Healy, and Kristy Jobin, Planning Coordinator.

**Minutes-**

Mr. Mayville made a motion and Mr. Houle seconded to approve the meeting minutes from March 17, 2022. **Motion passes.**

**Election-**

Mr. Bouchard made a motion and Mr. Houle seconded to elect Stan Brehm as Planning Board Chairman. **Motion passes.**

Mr. Bouchard made a motion and Mr. Blaney seconded to elect Thomas Jameson as Planning Board Vice Chairman. **Motion passes.**

**Continued Public Hearing-Site Pan**

**Owner: Ajdin Sarajlic**

**Location: 119 Dover Road, Map 4 Lot 164**

**Engineer: Jon Rokeh**

Mr. Rokeh presented the plan for 119 Dover Road representing Mr. Sarajlic. The plan proposes the existing house to be used as a single-family rental and the existing garage/workshop to be used as a commercial garage that will also be rented.

After reviewing the updated plans, the Board determined that the previous items were met but had two additional requirements: adding the well radii and septic systems to the final plan and adding a note stating that they will be in compliance with the Chichester Zoning Ordinances and will follow section 3.18 for lighting requirements.

Mr. Blaney made a motion and Ms. Deachman seconded to approve the Site Plan with the following conditions: adding the well radii and septic systems to the final plan and adding a note stating that they

will be in compliance with the Chichester Zoning Ordinances and will follow section 3.18 for lighting requirements. **Motion passes.**

**Public Hearing-Site Plan for CM Truck & Trailer Sales, LLC. & CM Storage, LLC.**

**Owner: Calgary Mackenzie**

**Location: 46 Dover Road & 53 Cross Road, Map 4 Lot 147 & 147-A1**

**Engineer: Jon Rokeh**

The Board reviewed the plans and application along with the memo provided by Mrs. Jobin for the Site Plan including both properties. The Board did acknowledge that there are multiple items missing from the checklist, however the recommendation from Mrs. Jobin was that it was complete enough to accept.

The Board did comment that they want to see an updated accurate application, and all applications to be fully complete and accurate moving forward.

Mr. Houle made a motion and Mr. Bouchard seconded to accept the application for site plan. **Motion passes.**

Mr. Bouchard made a motion and Mr. Blaney seconded to find no regional impact. **Motion passes.**

Attorney Panciocco stated that her client did not want to merge the properties and would rather provide an easement.

The applicant is asking for a second driveway on Cross Road. This will have to be considered by the Road Agent as typically there is only one driveway per parcel.

**Abutters-**

Megan Rothaermel stated that she is very upset about the berm that was built as well as the trailers being placed on top of it. When she purchased her abutting property the berm and trailers were not there. She stated that this is infringing on her property. There is also a concern about drainage from the berm onto their property as it was not approved or engineered according to Mr. Mackenzie and Mr. Rokeh.

Mr. Bouchard explained that the Board did not approve the berm and that is why we are here today. This will all be addressed during this process.

Mr. Lund stated that the berm is very high, and the trailers are all they can see from their property. He stated he is all for people being able to do what they want with their property, but not when it infringes on other people's rights.

Mr. Morey stated that there are currently 6-7 conex boxes on the front of the property which are stacked unsafely at a 15-degree angle, with at least one hanging over onto his property. He also stated that his business is CM Truck & Trailer and not Connex boxes. Mr. Morey stated that trash is always blowing over from CM's Property as well. He also had concerns about the flood lights on the property as well as the very late delivery times of trailers that wakes all the neighbors with noise and lights shining

in the windows. The Morey's also had concerns about the well radius requirements not being met as well as the septic system in the rear building not being an approved septic plan by the State of NH.

Mr. Brehm stated that he thinks that there should be no stacked conex boxes stored in the front of the property and he should be stacking those in the rear of his property. He stated that fences and/or trees should be installed on the rear and side property lines to buffer the residential areas.

- Areas of concern for the Board overall were:
- storage of conex boxes (where on property and how many high)
- indicating what the use of the buildings will be (business or residential rental) and elevations of all buildings
- a lot merger or easement being required for the two lots
- Wells that depict portions of the 75' well radius on the abutting lots should execute and record a release with the abutting landowner
- Lighting plan needed
- notes to be added to the plan with required permitting approval numbers added
- An "as-built" plan should be completed after all improvements are completed
- dumpster shown on plan
- trailers parked in the State and Town right of way needs to be addressed
- overall trailer parking (what areas will be utilized)
- Will storage containers be used as storage on property or are they being sold
- Will there be truck sales and if so, what area will be designated for sales
- Fencing and screening for residential neighbors
- various other missing information.

Currently both buildings are being used for residential. The Board discussed that the front house is being occupied currently and questioned if that was a suitable residential rental considering its location in the middle of a busy business parking lot. The Board had concerns about parking and green space.

Mr. Brehm made a motion and Mr. Bouchard seconded to continue the public hearing until the May 5, 2022, Planning Board meeting. **Motion passes.**

### **Public Hearing-Lot Line Adjustment**

**Owner: Adam Towne**

**Location: Map 4 Lot 151-B & 151-C, located at 10 & 12 Dover Road**

**Engineer: Jon Rokeh**

Mr. Rokeh presented the Lot line adjustment plan to the Board. There is currently an easement in place and a new one will be drawn up after the lot line adjustment and be shown on the plan.

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

Mr. Jameson made a motion and Mr. Bouchard seconded to find no regional impact. **Motion passes.**

Mr. Bouchard made a motion and Mr. Houle seconded to approve the site plan with the following conditions: Buildable area is not added to the plan, and the easement added to the plan. **Motion passes.**

**Public Hearing-Site Pan 12 Dover Road, LLC.**

**Owner: Adam Towne**

**Location: 12 Dover Road, Map 4 Lot 151-B**

**Engineer: Jon Rokeh**

Mr. Rokeh stated that this site plan is for a new commercial building at the front of the lot.

The Board discussed adding electric to the plan. They also need to provide an elevation.

Mr. Rokeh stated that he still needs an alteration of terrain permit and wetland permit.

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

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

Mr. Bouchard discussed if the site needed any screen or buffers for any residential neighbors. The Board determined there was no need for screening for this property, due to no residential abutters in view of any storage areas.

Mr. Bouchard made a motion and Ms. Deachman seconded to approve the site plan with the following conditions: AOT/Wetland permit, elevations, note for underground electric. **Motion passes.**

**Public Hearing-Site Pan for JD Towne Realty, LLC.**

**Owner: Adam Towne**

**Location: 10 Dover Road, Map 4 Lot 151**

**Engineer: Jon Rokeh**

Mr. Rokeh gave a brief overview of the project that has already been to technical Review Committee two times. This project includes a road with a bridge to a hanger with a helipad. He stated that AOT is ready to be submitted for this project after approval.

Mr. Towne stated that the helicopters are small and lightweight. These will be an accessory use to the DBU business and not a helicopter business. He stated that his intent is to not fly at night and will avoid that at all costs. He stated that they are trying hard to be good neighbors.

Ms. Deachman made a motion and Mr. Blaney seconded to accept the application as complete. **Motion passes.**

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

Elevations need to be provided for the hanger. Electric also needs to be shown on the plan.

### **Abutters-**

Mr. Saturley asked if there was noise ordinance and the safety factor of the takeoff and landing.

The Board stated that there is a noise ordinance in the commercial zone during specific hours.

Mr. Brehm stated that there are no rules governing helipads.

Mr. Towne stated that he is not asking permission to fly or land the helicopter on his property. He can already do that legally now. He is asking for permission to store it in a new building.

Mr. Saturley asked if there was an opportunity to use the helipad in Pembroke.

Mr. Towne stated that they are already at full compacity and that wouldn't meet his needs of it being an accessory use to DBU.

Mr. Jameson made a motion and Mr. Houle seconded to approve the site plan for Map 4 Lot 151 for a hanger and helipad with the following conditions: elevation to be provided, AOT permit, and utilities shown on the plan. **Motion passes.**

### **Public Hearing- Subdivision and Lot Line Adjustment**

**Owner: Glenn & Charlene Vallee**

**Location: Map 2 Lots 24 & 24-1, Horse Corner Road**

**Engineer: Jacques Belanger**

Mr. Jameson recused himself due to him knowing the applicants personally.

Mr. Belanger presented a plan for a lot line adjustment and to create one new lot.

Mr. Bouchard made a motion and Mr. Houle seconded to accept the application as complete. Jameson, abstained. **Motion passes.**

Mr. Houle made a motion and Mr. Bouchard seconded to find no regional impact. Jameson, abstained. **Motion passes.**

A note needs to be added showing a buildable acre on the lots.

Mr. Belanger stated that he is waiting for State subdivision approval and will submit a partial topo and wetland waiver.

Mr. Mayville made a motion and Mr. Blaney seconded to approve the Subdivision and Lot Line Adjustment for Vallee, Map 2 Lots 24 & 24-1 with the following conditions: State sub approval added to the plan, and waiver requests for partial topo and wetland waiver request. Jameson, abstained. **Motion passes.**

**Public Hearing- Site Plan Review, Marsh Pond, LLC. -Great Meadow Campground**

**Owner: Marsh Pond, LLC**

**Location: Map 4 Lot 156, located at 78 Dover Road**

**Engineer: Jacques Belanger**

Mr. Belanger presented for Marsh Pond, LLC., Great Meadows Campground. He stated that this is the current existing plan, and everything shown is existing.

Mrs. Jobin stated that even though it's an existing conditions plan, the Board should treat it as a new Site Plan application. Everything needs to be approved.

The Board asked about the septic systems maximum load and where the lines run throughout the campground.

Mr. Belanger was not sure about the location and will need to do some research.

Mr. Belanger stated that there were some concerns about the wetland down by the pond, so they had them delineated.

Mrs. Jobin stated that the Town Engineer had met with a campground representative to review the concerns of wetland issues. He reported that it was difficult to tell due to snow cover but saw no real concerns.

Mr. Blaney made a motion and Mr. Bouchard seconded to accept the application as complete. **Motion passes.**

Mr. Mayville made a motion and Mr. Bouchard seconded to find no regional impact. **Motion passes.**

The Board had many concerns about the septic situation at the campground. The Board also would like research on if there are any State RSAs for regulations for campgrounds that need to be considered.

The lighting needs to be added as well as a wetland stamp.

Mr. Houle made a motion and Mr. Blaney seconded to continue the public hearing until the May 5, 2022, meeting. **Motion passes.**

**Public Hearing-Lot Line Adjustment**

**Owner: Stanley Brehm**

**Location: 75 Hutchinson Road, Map 1 Lot 25-5 & 25-6**

Mr. Brehm recused himself to present his lot line adjustment plan. He stated that he will be selling his home and wants to decrease his house lot by ten acres and add it to his lot next door.

The Board held some discussion on the wetlands and determined a new delineation is not needed due to the vacant lot will be acquiring ten extra acres and house lot is already existing. There is also a full wetlands delineation on file from the previous subdivision.

Mr. Mayville made a motion and Mr. Bouchard seconded to accept the application as complete. Brehm, abstained. **Motion passes.**

Mr. Bouchard made a motion and Mr. Blaney seconded to find no regional impact. Brehm, abstained. **Motion passes.**

Mr. Houle made a motion and Ms. Deachman seconded to continue the public hearing until the May 5, 2022, meeting to bring back his updated plan for approval. **Motion passes.**

**Adjournment-** Having no further business, a motion was made by Mr. Bouchard and seconded by Mr. Houle to adjourn the meeting at 10:15pm. **Motion passes.**

Respectfully submitted,

Kristy Jobin, Planning Coordinator

Chairman, Stanley Brehm

Not approved until signed