

**Chichester Planning Board  
Minutes of Meeting  
Thursday May 5, 2022**

**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, Dave Morey, Diane More, Jon Rokeh, Joe Allen, Earle Lund, Megan Rothermel, Jamie Crumb, 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. Houle made a motion and Ms. Deachman seconded to approve the meeting minutes from April 7 , 2022. **Motion passes.**

**Public Hearing-Site Pan 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**

Mr. Rokeh stated that the previous meeting had discussion surrounding the residential properties and the need for a buffer. He stated that Mr. Mackenzie has agreed to put an 8ft rough cut stockade fence along the back edge of the property on the berm. He stated that the abutters will still be able to see the tops of the trailers but the fence will shield most of it. They are also proposing a 6ft rough cut stockade fence that will run along the easterly border about halfway up the property line.

Mr. Rokeh stated that there is no way to get a State DES septic permit for the system that was put in at the rear of the property on 53 Cross Road now. He stated that he does not know if his client installed it or the previous owner, but unless the whole system is dug up, there is no way to get State approval. Instead, they propose that they file a new septic plan that will have State approval to have on file incase the current one fails. He also mentioned that the house in the front of the property does not have an approved septic either due to its age.

Mr. Rokeh went over the updates made to the plan including adding the underground utilities, contours, and drainage reports. He has also included all elevations of the buildings.

Mr. Blaney asked if anyone had spoken to the Road Agent about the new proposed second driveway and getting a permit for 53 Cross Road.

Mr. Rokeh stated that he added a dumpster to the location he felt would be best for the property.

Mr. Brehm asked if there is a occupancy permit for the residence located on 53 Cross Road. Mr. Rokeh was unsure. Ms. Jobin will check with Mr. Hodge regarding the occupancy permit.

Mr. Brehm asked about the storage of trailers on the corner of Route 4 and Cross Road.

Mr. Rokeh stated that he would like to keep a few trailers on display on the corner.

Ms. Deachman stated that she has a huge concern for traffic safety at that corner and did not feel comfortable with any storage at that location.

Mrs. Jobin asked the Board if they have reviewed the 10-page plan set that was newly submitted a few days prior. She stated that she just received the plans and additional documents on Tuesday and has not been able to do another review or memo for the Board. She stated that she did send everything to the Town Engineer for review and over to Matt Monahan but has not received feedback back yet. After a quick review, the lot line needs to be shown if the property will not be merged, or easements. Mrs. Jobin asked attorney Panciocco if her client had decided on either merging or doing easements.

Attorney Panciocco stated that she needed to touch base with the Town assessor regarding the benefits of merging or not.

Many of the Board members stated that they had not had the appropriate time to review all the materials.

Attorney Panciocco stated that there was a septic state approval at one time for the rear property, but it was not installed at that time. She also stated that Mr. Mackenzie has tried to get an occupancy permit issued which has not happened and she was unclear why. Mrs. Jobin will check in with Mr. Hodge regarding a CO.

Mr. Rokeh stated that he will check on the previous septic approval to get more information.

Mr. Bouchard stated that he has not had enough time to review everything required and he would like to continue the public hearing until the following month.

Mr. Brehm wanted to have some more discussion to clear some things up before continuing the hearing.

Mr. Bouchard stated that he would like an agreement from the landowner that he will not park anything besides low body trailers, or anything that impedes view.

Ms. Deachman stated that she was still concerned about the wetland issues moving forward and the corner of Route 4 and Cross Road.

Mr. Blaney asked about the yard area or greenspace requirement for the residential units and if there is anything in the zoning that requires that.

Mrs. Jobin highly recommended that a site walk be scheduled for the Board, so they can see what the site truly looks like. She stated that it can be deceiving to look at plans that make everything look wide open but when viewing the actual site, everything is tightly packed in close over the entire lot including surrounding the residential units. She stated that if those will be residential rentals then they require a certain amount of parking spots. Currently there are trailers parked where there are parking spots now. The Board has to discuss whether they feel its an appropriate spot for a rental given the fact that it's

surrounded by trailers and consider safety, especially with conex boxes which have been stacked in that area as well.

Mrs. Jobin stated that first and foremost the uses need to be laid out including:

- Building uses (business office/residential/work area)
- Parking areas must be laid out and not used otherwise for storage
- What business will be happening besides trailers? Selling conex boxes or utilizing for storage? Where will those be stored? They need to be off the setback.
- The business is currently approved for truck sales which requires a display area which should be down on plan.
- After uses are established, new parking calculations should be completed to accommodate rentals/business and customers.

Mrs. Jobin stated that until the uses are nailed down, it is extremely difficult to do a real evaluation.

Mr. Jameson commented that if they do receive a second driveway permit and put in the employee parking lot, then he would like to see another fence to block the view of the parking lot from the residential neighbors.

Mr. Bouchard stated his concern for the fence on the easterly side not following the entire lot line.

Mr. Rokeh stated that the site walk will help show why it is not necessary to follow the entire property line.

Mr. Mayville doesn't want to proceed with the public hearing due to the fact he has not had a chance to review the new plans and he has not seen any progress on the site thus far and worries about future completion of the proposed site plan.

Mr. Brehm stated that DES has set a date for the wetland violations to be corrected, which is May 26, 2022.

Mr. Jameson asked why the wetland buffer is not being shown on one side of wetlands on the corner of Cross Road and Route 4 which would not allow any storage in that location.

Attorney Panciocco stated that she believed its allowed because it's a engineering solution and would stop drainage into the wetland.

Mrs. Jobin stated that even the wall should not be in the setback if not approved and the zoning does not allow for anything to be parked inside a wetland or wetland buffer.

#### **Abutters-**

##### **Meghan Rothaermel and Earl Lund (Map 4 Lot 147B)**

Ms. Rothaermel stated that she is very concerned about the parking area that the business wants to add. Not only does she have to view trailers on the berm in her backyard, but also a parking lot against her side yard property line which will remove even more of the trees and any current buffer.

**David Morey (Map 4 Lot 148)**

Mr. Morey stated that he has concerns about the garbage blowing all over his yard from the business that has been left there and not cleaned up. He also has concerns about all the plowing that was done over onto his property that has left material on his land.

Other concerns mentioned by the Board were setting delivery times so the residential neighbors are not disturbed and setting a bond for the completion of the project.

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.**

The Board scheduled a site walk at the business location for May 9, 2022, at 6:00pm.

**Public Hearing-Site Plan Review**

**Owner: Marsh Pond, LLC. (Great Meadow Campground)**

**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 he did find several septic approvals for the campground that can hold the load of the capacity of the campground. He stated that there are less sites now than were originally approved.

The Board asked for a note regarding no year-round camping on the plan. They also would like the State Subdivision number added to the plan, professional stamps, and a signature block.

Mr. Jameson made a motion and Mr. Bouchard seconded to grant conditional approval for the existing condition plan with the following added: Note that states no camper can stay year-round, approval numbers, professional stamps added, and a signature block. **Motion passes.**

**Public Hearing-Site Plan Review**

**Owner: Catari, LLC.**

**Location: Map 4 Lot 156-1 located on Dover Road**

**Engineer: Anthony Costello**

Mr. Crumb stated that himself and his brother have taken over for their grandmother and would like to continue use of this property as third party storage and bring the site into compliance. He stated they

are seeking approval for up to 150 campers on the site. He also stated that only Campers World and themselves have access to the key to the gate of the site. No customers will ever be visiting the location.

#### Conditions of the Board

- Adjust the boundary line with markers to keep out of the wetland buffer
- Update D.O.T. permit for location
- Add a Knox box for Fire Department

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

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

Mr. Bouchard made a motion and Ms. Deachman seconded to grant conditional approval with fowling: Adjust the boundary line with markers to keep out of the wetland buffer, update D.O.T. permit for location and add a Knox box for Fire Department. **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 from the Board to present his completed lot line adjustment plan.

Ms. Deachman made a motion and Mr. Houle seconded to approve the lot line adjustment for Map 1 lot 25-5 & Lot 25-6 as presented. **Motion passes.**

**Adjournment-** Having no further business, a motion was made by Mr. Bouchard and seconded by Mr. Houle to adjourn the meeting at 9:33pm. **Motion passes.**

Respectfully submitted,

Kristy Jobin, Planning Coordinator

Chairman, Stanley Brehm

Not approved until signed