

**Chichester Planning Board  
Minutes of Meeting  
Thursday July 7, 2022**

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

**Others present:** Chris Moultroup, Tim Bernier, William Young, Gary Anderson, Matt Monahan, Joe Goodspeed, Kate Hall, Pam Smith, Kathryn Valley, Josiah Noyes 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).

Mr. Brehm appointed Mr. Healy a voting member for the meeting.

**Approval of minutes-**

Mr. Mayville made a motion and Mr. Blaney seconded to approve the minutes with changes for June 16, 2022. **Motion passes.**

**Public Hearing-Unitil, trimming of scenic roads. Blackman, Towle & Lane Road**

**Until Representative- Chris Moultroup**

Mr. Moultroup of Until came before the Board for a public hearing to gain permission to do tree trimming on scenic roads in Town. The Roads include Blackman, Towle and Lane Road. Mr. Moultroup stated that Unitil goes through every 4-5 years to do trimming to prevent power outages.

Many residents were present and concerned about the amount of trimming that would be completed and cleanup process afterwards.

Mr. Moultroup stated that a representative from Until or the trimming company would be meeting with each property owner to get permission for any trimming being completed. He also stated that cleanup is the responsibility of contracted company.

Ms. Deachman made a motion and Mr. Blaney seconded to allow Until or contracted company to trim hazardous trees/limbs on scenic roads in Chichester. **Motion passes.**

**Continued Public Hearing-Site Plan**

**Owner:** William Young Properties

**Address:** 69 Dover Road, Map 4 Lot 146-1

**Engineer:** T.F. Bernier- Jonathan Crowdes/Tim Bernier

Mr. Bernier stated that the proposed use is mixed use with commercial and two residential units. After doing some calculations Mr. Bernier discovered that a lot line adjustment is not required, and the lot load works as is. He stated that they would be applying for a new septic plan for increased flow in order to convert the two units. Some parking spaces have been removed due to the conversion of units.

Mr. Bernier stated that new lights will be added for the residential units only.

The Board stated that a lighting plan needs to be provided for the new lighting to be added as well as a note on the plan stating that all lighting will meet the Chichester lighting ordinance.

The Board also required an updated fully completed application and checklist.

Mrs. Jobin stated that the building inspector, Mr. Hodge would like Mr. Young to contact E911 regarding new residential address and what would be required.

Mr. Mayville made a motion and Mr. Blaney seconded to grant conditional approval for William Young Properties, LLC. with the following: Updated approved septic plan, add lighting plan and note that all lighting will comply with Chichester Zoning Ordinances, updated application and checklist, and remove note about new sign. Motion passes.

### **Public Hearing-Site Plan**

**Owner:** Milton Real Properties, LLC.

**Address:** 100 Dover Road, Map 4 Lot 160

**Engineer:** Doten Construction

Mr. Goodspeed from Doten Construction presented the proposed project to the Board. He stated that they would like to add a 30X60 wash bay building that utilizes a self-contained water reclamation system requiring zero discharge to sewer. He stated that wall pack units are proposed on the exterior of the building. They will also be updating the existing fuel tank.

Mr. Goodspeed also stated that the drainage has been reconfigured due to the current culvert pipe is filled in and not operating as it should.

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

Ms. Deachman made a motion and Mr. Healy seconded to find no regional impact. **Motion passes.**

The Board discussed the necessary items missing from the plan including a light plan for the new wall pack lights, well/septic radius, updated completed checklist, add abutters to plan, add sign location, add additional lighting, correct and setbacks on plan.

Mr. Bouchard made a motion and Ms. Deachman seconded to continue the public hearing until the August 4, 2022 meeting. **Motion passes.**

### **Conceptual Discussion-Gary Anderson**

183 Dover Road, Map 3 lot 17

Mr. Anderson came before the Board to discuss his property that he just purchased at 183 Dover Road. The property currently does not meet zoning requirements for its uses, and Mr. Anderson wanted to discuss potential plans. Mr. Anderson stated that there is currently not enough frontage and is a sub-standard lot. The property as it exists is a single-family home with attached apartment, with a barn with an apartment.

Mr. Anderson would like to have several home occupations, one for him and one for his fiancé. He proposes a small car sales location, small hair salon and a Airbnb.

The Board stated that a variance may be needed. After some discussion, the Board stated they would like legal opinion.

#### **Zoning Discussion Update-**

Mr. Monahan of CNHRPC presented the first draft of zoning changes to the Board for review.

The Board discussed cleaning up or clarification for home occupations in the commercial zone as well as solar/wind and doing housekeeping edits.

The Board will review the draft further and come back with any additional proposed changes.

**Adjournment-** Having no further business, a motion was made by Mr. Mayville and seconded by Mr. Blaney to adjourn the meeting at 10:23pm. **Motion passes.**

Respectfully submitted,

Kristy Jobin, Planning Coordinator

Chairman, Stanley Brehm

Not approved until signed