

**Chichester Planning Board**  
**Minutes of Meeting**  
**Thursday September 1, 2022**

**Members Present:** Stanley Brehm (Chair), Thomas Jameson (Vice-Chair), Richard Bouchard (Ex-Officio), Allen Mayville, Russell Blaney, Andrea Deachman, and Kristy Jobin (Planning Coordinator).

**Others present:** Jon Rokeh, Bob Holmes, Kathy Holmes, Jane Cremeno, Cathy EdmundBailey, William Davidson, and other members of the public.

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

**Approval of minutes-**

Ms. Deachman made a motion and Mr. Blaney seconded to approve the minutes for August 4, 2022.

**Motion passes.**

**Public Hearing-Site Plan**

**Owner:** Smirnioudis/Columbare

**Location:** 306 & 310 Horse Corner Road, Map 2 Lot 46-D & 46-E

**Engineer:** Jon Rokeh

Mr. Rokeh presented the plan to the Board for a proposed lot line adjustment and seven (7) lot subdivision. Mr. Rokeh stated that there is an area swap for a drainage easement with some backland which is shown on the plan.

He addressed the drainage which is released down the side of the hill on the same side of Horse Corner Road to the culvert just down the road. A cistern is placed at about midpoint up the proposed road at the high point with an easement. He stated that after the cul-de-sac there is a treatment swale directing drainage to a larger system.

Mr. Rokeh stated that there are wetlands which will need a wetland crossing permit. A wetland scientist is currently working on a permit for the road and driveway. He stated that no AOT or alteration of terrain permit is needed for this project, as it is under the disturbance threshold.

Mr. Rokeh stated that test pits have been done as requested by Mike Vignale, the Town Engineer.

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

Mr. Jameson made a motion and Ms. Deachman seconded to find no regional impact for this proposal. **Motion passes.**

Mr. Brehm asked about the location of the cistern and if it should be located closer to Horse Corner Road.

Mr. Rokeh stated that the cistern can not be placed any closer to Horse Corner Road due to wetland impacts. It is in the best possible place currently.

**Abutters-**

**Robert Holmes, Horse Corner Road-**

Mr. Holmes asked why a cistern was needed if there was one located at the beginning of Horse Corner Road.

Mr. Brehm stated that it is a subdivision regulation and that any subdivision of this size with a new proposed road is required to provide a cistern.

**Catherine EdmundBailey, Horse Corner Road-**

Ms. EdmundBailey stated that she had great concern about her well being directly across from the proposed road and the impact it may have on her water. She stated that this area is already very wet and is worried this will add more water or sediment to her property.

Ms. EdumundBailey asked if there is any protection for abutters.

Mr. Brehm stated that the Board would ask that any issues be reported, and that the Road Agent can monitor the situation.

**Jane Cremenno, Wexford Drive-**

Ms. Cremenno stated that her property abuts the subdivision and asked how close it would be built to the stone wall.

Mr. Brehm explained that there are building setbacks, but a house would most likely not be built near that line but closer to the cul-de-sac.

**Permits needed-**

- State of NH Subdivision permit
- Wetland dredge and fill permit
- Driveway permits for proposed road
- Driveway permits needed before building permits issued

**Other items needed:**

- Bond and escrow amount from Town Engineer
- Name of road on plat
- Letter of a plan for maintenance on road.
- Get on agenda for the Conservation Commission
- All professional stamps on plat
- Approval letter from Town Engineer for proposed road

Ms. Deachman made a motion and Mr. Blaney seconded to continue the public hearing until the October 6, 2022, meeting. **Motion passes.**

**Update on zoning issues-**

Ms. Jobin reported that the Board of Selectmen has given Mr. Babb until December 31, 2022, to move the hoop house structure to the correct approved location.

**Discussion on impact fees/growth ordinance-**

Mrs. Jobin stated that there are multiple large subdivisions that may be proposed in the near future and asked the Board if they would like to consider impact fees or a growth ordinance. She stated that with so many potential subdivisions it may be wise to consider these as options.

The Board will take this under consideration and discuss again.

**Adjournment-** Having no further business, a motion was made by Mr. Jameson and seconded by Mr. Bouchard to adjourn the meeting at 8:13pm. **Motion passes.**

Respectfully submitted,

Kristy Jobin, Planning Coordinator

Chairman, Stanley Brehm

Not approved until signed