

**Chichester Planning Board  
Minutes of Meeting  
Thursday March 2, 2023**

**Members Present:** Thomas Jameson (Chair), Allen Mayville, Sanford Way, Russell Blaney, John Healy, and Kristy Jobin (Planning Coordinator).

**Others present:** Jon Rokeh, Alen Bejtouic, George Smirnioudis, Ari Pollock, Ron Lesieur and other members of the public.

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

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

**Extension Request-306 & 310 Horse Corner Road, Map 2 Lot 46 D&E-**

Attorney Pollock came before the Board to request an extension of the conditional approval granted in October of 2022. He stated that they are still waiting for state approval for wetland impacts and subsurface approval. They requested an additional 60 days to obtain those permits.

Mr. Blaney made a motion and Mr. Way seconded to grant the requested 60-day extension for conditional approval. Roll call vote. Jameson, aye. Way, aye. Blaney, aye. Mayville, aye. Healy, aye.

**Motion passes.**

**Public Hearing-Site Plan**

**Applicants: 8 Dover Road, LLC. for Sanborn**

**Location: 8 Dover Road, Map 4 Lot 151**

**Engineer: Jon Rokeh**

Mr. Rokeh came before the Board to present a modified plan for the previously approved site for DBU. The proposed plan is to construct a dog daycare/grooming business on the previously approved commercial lot. The building will be serviced by private water and sewer along with associated drainage and grading improvements. A proposed right in and right-out driveway is proposed in addition to the main entrance at the existing DBU driveway. The proposed building size is reduced to 7,600 sq ft.

Mr. Blaney made a motion and Mr. Healy seconded to accept the site plan application as complete. Roll call vote. Jameson, aye. Way, aye. Blaney, aye. Mayville, aye. Healy, aye. **Motion passes.**

Mr. Healy made a motion and Mr. Way seconded to find no regional impact for the application. Roll call vote. Jameson, aye. Way, aye. Blaney, aye. Mayville, aye. Healy, aye. **Motion passes.**

Mr. Jameson stated his concern with people still turning left out of the facility. He proposed an idea to curve the entrance to prevent people from making the turn.

Mr. Rokeh stated that he didn't feel that was possible but was working with D.O.T. to obtain and updated driveway permit.

The proposed hours of operation for the facility are Monday-Friday 7am-6pm and a half day on Saturday.

Mr. Way made a motion for conditional approval with the following conditions:

- Updated DOT Permit.
- AOT Permit.
- Addition of a note that the property owner is responsible for tenants obtaining a Business Permit on the plat.
- All Professional Stamps.
- Note with hours of operation on the plat.
- A sign permit must be obtained from the Building Inspector.

Roll call vote. Jameson, aye. Way, aye. Blaney, aye. Mayville, aye. Healy, aye. **Motion passes.**

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

**Applicants: Sunborn Realty, LLC for Advanced Auto**

**Location: 254 Suncook Valley Road, Map 9 Lot 134A**

**Engineer: Jon Rokeh**

Mr. Rokeh came before the Board to present a plan for an amended site plan for Advanced Auto. The applicant proposed to expand the allowed uses for the site to include being able to rent the existing apartment above the dealership and also to be able to rent a garage bay for a third-party mechanic. The owner would remain the sole owner of the property and the apartment and garage bay would strictly be a rental. A provision for three addresses for the property is also requested.

Mr. Blaney made a motion and Mr. Way seconded to second find the application for site plan complete.

Roll call vote. Jameson, aye. Way, aye. Blaney, aye. Mayville, aye. Healy, aye. **Motion passes.**

Mr. Jameson made a motion and Mr. Blaney seconded to find no regional impact for the proposed site plan amendment. Roll call vote. Jameson, aye. Way, aye. Blaney, aye. Mayville, aye. Healy, aye. **Motion passes.**

The Board discussed a list of items they would like addressed on the plan including, a not that all lighting will comply with Chichester Zoning Ordinances, and updated D.O.T driveway permit, parking calculations for all three proposed uses (Advanced Auto, apartment rental and garage bay rental) and correct parking be added to plan, a note added to the plan that the property owner is responsible for tenants to obtain a business permit, a Certificate of Occupancy(CO) obtained for the apartment.

Mr. Jameson made a motion and Mr. Blaney seconded to continue the public hearing until the next public meeting. Roll call vote. Jameson, aye. Way, aye. Blaney, aye. Mayville, aye. Healy, aye. **Motion passes.**

#### **Public Hearing-Conditional Use Permit-Home Occupation**

**Applicants: Russell Ricker for Termiflex**

**Location: 239 Bear Hill Road, Map 6 Lot 37**

Mrs. Jobin stated that the applicant was not present at the meeting but had been in contact with him and he was planning on attending.

Mr. Healy made a motion and Mr. Blaney seconded to accept the application as complete. Roll call vote. Jameson, aye. Way, aye. Blaney, aye. Mayville, aye. Healy, aye. **Motion passes.**

Mr. Jameson made a motion and Mr. Blaney seconded to find no regional impact for the application. Roll call vote. Jameson, aye. Way, aye. Blaney, aye. Mayville, aye. Healy, aye. **Motion passes.**

Mr. Jameson made a motion and Mr. Blaney seconded to continue the public hearing until the next public meeting. Roll call vote. Jameson, aye. Way, aye. Blaney, aye. Mayville, aye. Healy, aye. **Motion passes.**

**Approval of Minutes-**

Mr. Way made a motion and Mr. Blaney seconded to approve the meeting minutes of February 2, 2023. Roll call vote. Jameson, aye. Way, aye. Mayville, aye. Blaney, aye. Healy, aye. **Motion passes**

**Adjournment-** Having no further business, a motion was made by Mr. Blaney and seconded by Mr. Way to adjourn the meeting at 7:32pm. Roll call vote. Jameson, aye. Way, aye. Blaney, aye. Mayville, aye. Healy, aye. **Motion passes.**

Respectfully submitted,

Kristy Jobin, Planning Coordinator

Chairman, Tom Jameson

Not approved until signed.