

Chichester Planning Board
Minutes of Meeting
Thursday April 4, 2019

Members Present: Chairman Stan Brehm, Richard Moore, Tom Houle, Richard Bouchard ex-officio, Dr. Mara, DVM, Daniel Humphrey, John Healy and Kristy Barnouski Secretary.

Others present: Mike Tardiff, Jon Rokeh, Bob Mann, Tom Jameson, and other members of the public.

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

Mr. Brehm announced that Mr. Humphrey and Dr. Mara would be voting members for this meeting.

Mr. Houle made a motion and Mr. Bouchard seconded to approve the minutes of March 7, 2019. **Motion passes.**

Continued Site Plan Reviews-

10 Dover Road, Map 4 Lot 151

Owner: D.B.U, Adam Towne

Engineer: Rokeh Consulting, Jon Rokeh

Site Plan for Map 4 Lot 151 and 151-1

Mr. Rokeh came back before the Board with updated sets of plans. The parking calculations were completed as requested showing a total of 43 parking spots for the front parcel. Lighting and landscaping plans were also completed. The required items left are:

- The completed mylar for the subdivision to be filed.
- Final Alteration of terrain permits
- Final D.O.T. permits.
- Surveyor's signature and wetland stamp.

Mr. Mann stated that he met with Mr. Rokeh and Mr. Wexler at the last Conservation Commission meeting. The Commission was happy with the compromises made.

Dr. Mara made a motion and Ms. Davis seconded to grant conditional approval pending the subdivision, AOT permits, D.O.T. permits and wetland stamps for Map 4 Lot 151. **Motion passes.**

Dr. Mara made a motion and Ms. Davis seconded to grant conditional approval pending the subdivision, AOT permits, D.O.T. permits and wetland stamps for Map 4 Lot 151-1. **Motion passes.**

Conceptual Discussion-

254 Suncook Valley Road, Map 9 Lot 134-A

Engineer: Jon Rokeh

Mr. Rokeh came before the Board to discuss exactly what they were looking for in regards to the site plan requested for a change of use in the previous meeting with the new owners. Mr. Rokeh asked if the whole lot needed to be surveyed. Mr. Brehm stated due to the small size of the lot the whole lot needed to be surveyed and they also need to contact D.O.T. for approval for the driveway since it's located on a State Highway.

Central NH Regional Planning Commission (CNHRPC)

Master Plan and Zoning discussion

Mike Tardiff

Master Plan-

Mr. Tardiff stated that he will be working on the Master Plan focusing on the land use, vision and transportation chapters. He would like to have few work sessions and then invite other groups to join the Board in June. The next work session and update with the Board will be on May 2 at the regular meeting.

Zoning updates-

Mr. Tardiff stated that Mr. Monahan is taking a look at the zoning items he would recommend be changed or cleaned up. He already has a bullet list that he is working on as well as working on a conditional use permit process.

Mr. Brehm would like to be working on the things that can be changed at regular meetings. The Board would also like to work on:

- A better definition of parking and appropriate surfaces.
- Subdivision regulations cleaned up to make sure everything coincides.
- Update the checklists on both the subdivision and site plan regulations
- Possibly a sign update.

Mr. Mann stated that he would like to be a part of the Master Plan discussion and work on open space development.

The Board made a short list of things they would like to consider while working on the Master Plan.

- Charrette-help with the crosswalk
- Showing support for the node
- King Road study
- Getting Route 4 on the major corridor study
- Tiny homes
- Short term rentals

- Wind and solar

The Board also had some discussion on possibly expanding the Commercial district on Route 28 from 500ft to 1000ft.

Nominations-

Dr. Mara made a motion and Ms. Davis seconded to nominate Mr. Stan Brehm as Chairman of the Planning Board. **Motion passes.**

Mr. Brehm made a motion and Dr. Mara seconded to nominate Mr. Michael Williams as Vice Chairman. **Motion passes.**

Adjournment- Having no further business, a motion was made by Dr. Mara and seconded by Mr. Houle to adjourn the meeting at 815pm.

Respectfully submitted,

Kristy Barnouski, Secretary

Not approved until signed.

Chairman, Stan Brehm