

**Chichester Planning Board
Minutes of Meeting
Thursday October 5, 2023**

Members Present: Tom Jameson (Chairman), Richard Bouchard, Sanford Way, Russell Blaney, Corie St. Germain, Frank Swirko, and Kristy Jobin (Planning Coordinator).

Others present: Ian MacKinnon, George Smirnidous, Frank Merrill, Carolyn St. Germain and other members of the public.

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

Approval of Meeting Minutes-

Mr. Bouchard made a motion and Mrs. St. Germain seconded to approve the meeting minutes of September 7, 2023.

Motion passes.

Public Hearing-Site Plan Review

Owner: CI Chichester, LLC. / Campers Inn

Location: Map3 Lot 32, 263 Dover Road

Mr. MacKinnon of Jones & Beach Engineering came before the Board to present an updated Site Plan for Campers Inn to propose an addition to construct a 9,000 square foot building for maintenance and service. Mr. MacKinnon reported to the Board that they are currently constructing a new leach field due to the new plan impacting the septic. They propose to add a new paved area and are constructing a new detention basin for stormwater management. He reported that this project does need AOT and is still under the threshold. They will need to apply to update their D.O.T. permit and will provide a trip generation memo. Mr. MacKinnon stated that they have been working with the Fire Chief and Building Inspector regarding the plans.

Mrs. Jobin stated that Chief Quimby and Inspector Hodge requested building plans for review, but they were not available. They did provide some information for them to review, but not everything needed to address concerns. They specifically are concerned with the distance between the two buildings and liquified propane (LP) tank storage so they can review it with the Fire Marshall's office.

Mr. Bouchard made a motion and Mr. Blaney seconded to accept the application as complete. **Motion passes.**

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

Mr. Jameson opened the public hearing.

Mrs. Jobin stated that she had some concerns regarding the lighting plan and had difficulty finding the light locations on the plan, specifically the proposed light poles.

Mr. MacKinnon stated that he would revise the lighting plan sheet to remove some layers to make it clear where the light poles will be placed and provide it. They will be 25ft. high and 8 building mounted lights. They will be dimmed after business hours. He also indicated that the existing light poles will be removed.

Mr. MacKinnon reported that the proposed building is steel with a stone veneer facing the Rt. 4 and has seven bays.

Mrs. St. Germain asked if the propane tanks are removed off of the campers before bringing them into the building.

Campers Inn manager stated that they are not removed before bringing them inside because they are D.O.T. approved to remain on the campers.

The Board discussed whether they could grant conditional approval or if they should continue to the next meeting to get feedback from the Fire Chief and Building Inspector.

Mr. Blaney made a motion and Mr. Swirko seconded to grant conditional approval with the following conditions:

- Update D.O.T. permit and meet all requirements.
- Update the lighting plan to clearly show where all building mounted lights will be placed and the location of all light poles on the property, to be dimmed after business hours.
- Obtain written approval from the Fire Department and Building Inspector that the building and site plan depicted meets all Fire Safety and Building codes. Applicant must comply with supplying necessary documents for review to Fire Marshalls office.

Roll call vote. Jameson, aye. Bouchard, aye. Blaney, aye. Way, aye. St. Germain, aye. Swirko, aye. **Motion passes.**

Discussion on Fire Suppression-

Mr. Merrill and Mr. Smirnidous came before the Board to discuss switching the approved 30,000-gallon cistern in the Louis Lane Subdivision to a Fire Pond.

Mr. Merrill stated that the location is partially in the water table so they discussed with the engineer, Mr. Rokeh if the pond would be more suitable. He stated that Mr. Rokeh indicated that it would be an option and there are no further DES requirements to meet. Mr. Merrill stated that he met with Chief Quimby on the site to propose the fire pond using the same slopes. The fire pond would hold 88,000 gallons at maximum and at the lowest it would be 30,000 gallons. Mr. Merrill stated that Chief Quimby was on Board with the change, and he was anticipating him to be at the meeting.

The consensus of the Board was that if the Fire Chief approved the plan, they would also be in agreement.

Mrs. Jobin will determine if an additional meeting must be held for this change, or if it could be approved as an administrative change.

Zoning Update Discussion-

The Board discussed zoning changes they would like to consider, including solar and wind farms, permitting for campers, new frontage requirements for Rt. 4, and disallowing new single-family homes on Rt. 4.

Mrs. Jobin provided examples of other towns regulations for wind and solar to consider.

The Board discussed how to permit campers and if there would be a time period allowed before a permit would be required.

Mrs. Jobin asked the Board to look at the current zoning for campers due to the numerous issues there have been with people living in campers for extended periods of time and not having proper septic and grey water disposal causing health and safety issues. She suggested that a permit be issued with a requirement to show proof of pumping to ensure that tanks are being pumped and not released into the ground.

The Board will review the examples and handouts and will discuss zoning further at the next meeting.

Adjournment- Having no further business, a motion was made by Mr. Blaney and seconded by Mr. Way to adjourn the meeting at 8:43pm. Roll call vote. Jameson, aye. Bouchard, aye. Way, aye. Blaney, aye. Swirko, aye. St. Germain, aye. **Motion passes.**

Respectfully submitted,

Kristy Jobin, Planning Coordinator

Chairman, Thomas Jameson

Not approved until signed.